

APPENDIX B – PUBLIC INVOLVEMENT AND RESPONSES TO COMMENTS

**Public Comments and Responses on the
Draft Environmental Impact Statement for the
Rarity Pointe Commercial Recreation and
Residential Development on Tellico Reservoir**

Introduction

The draft Environmental Impact Statement for the Rarity Pointe Commercial Recreation and Residential Development on Tellico Reservoir was distributed for comments in March 2003. Members of the public and interested agencies provided written or oral comments on the draft EIS at a public meeting held on April 10, in Loudon Tennessee, or by surface or electronic mail during the comment period. Almost all comments were received by the end of the comment period on May 12, 2003.

TVA received a total of 112 sets of comments for on this draft EIS from 99 individuals, 4 organizations, and 6 interested agencies. A total of 95 people registered at the public meeting. 22 of the comment sheets received at the public meeting did not have signatures.

TVA has reviewed all of the comments. Wherever possible comments with similar themes were grouped or edited together, much care was taken to provide for efficiency and better understanding while preserving their meaning and the intent of the authors. Themes were divided into sections A through R, sometimes with subsections to increase understanding and depending on complexity of the comments. Responses were prepared for all comments by TVA staff.

List of Public Meeting Attendees

No.	Name	City and State
1	Larry Abercrombe	Loudon, TN
2	Jerry Barr	Loudon, TN
3	Mary Lou Barr	Loudon, TN
4	Henry F. Beatty	Vonore, TN
5	Brock L. Benn	Loudon, TN
6	Nancy Benn	Loudon, TN
7	Larry Bollinger	Loudon, TN
8	Art Brandt	Loudon, TN
9	Richard Bresky	Loudon, TN
10	Larry Campbell	Loudon, TN
11	Hamill B. Carey	Loudon, TN
12	Sarah Chaney	Maryville, TN
13	Ed Clebsch	Greenback, TN
14	Barry D. Corle	Loudon, TN
15	Jack Crass	Loudon, TN
16	Bill Drerup	Loudon, TN
17	TWRA - Mark Fagg	Morristown, TN
18	Lodoun County Commission - Bob Franke	Greenback, TN

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19	Panella Frick	Loudon, TN
20	Caryl Gallagher	Loudon, TN
21	Linda Garner	Lenoir City, TN
22	Steve Geoffrey	Loudon, TN
23	Cornelise Greebe	Loudon, TN
24	Tellico Village POA - Gary Grove	Loudon, TN
25	Gary Hargis	Lenor City, TN
26	Bryan Helton	Philadelphia, TN
27	Herb Helseth	Loudon, TN
28	Kevin S. Hill	Maryville, TN
29	Michael E. Hill	Maryville, TN
30	Nils Johannesen	Loudon, TN
31	Amber Juckett	
32	Lenny Juckett	
33	Howard F. Kastner	Loudon, TN
34	Susan W. Kastner	Loudon, TN
35	Joe Krzysik	Loudon, TN
36	Len Kulik	Loudon, TN
37	Peggy Kulik	Loudon, TN
38	Randy Lash	Loudon, TN
39	Marlene Lash	Loudon, TN
40	Fork Creek Association - Jane LeNoir	Loudon, TN
41	William C. LeNoir	Loudon, TN
42	John Liska	Loudon, TN
43	Charles E. MacDonald	Loudon, TN
44	Valerie MacDonald	Loudon, TN
45	Shirley Marra	Loudon, TN
46	Brent Martin	Greenback, TN
47	Chris McBride	Lenoir City, TN
48	Joanna W. McCall	Maryville, TN
49	Greg McCool	Knoxville, TN
50	Heachter McCool	Knoxville, TN
51	Jim McGinnis	Loudon, TN
52	Barbara McGinnis	Loudon, TN
53	Keith Milan	Loudon, TN
54	Kathy Milan	Loudon, TN
55	Loudon County Commission - Don Miller	Loudon, TN
56	Earl C. Mizell	Loudon, TN
57	Patricia Mizell	Loudon, TN
58	Doug Moore	Lenoir City, TN
59	Bruce T. Pidd	Loudon, TN
60	Gerold Ploeger	Loudon, TN
61	Jack Racke	Loudon, TN
62	Norma Racke	Loudon, TN
63	Diane Ray	Loudon, TN
64	Kenneth Ray	Loudon, TN
65	Bruce Rein	Loudon, TN
66	Nancy Rein	Loudon, TN
67	Georgia Rogers	Loudon, TN

68	John K. Rogers	Loudon, TN
69	Virgil Rose	Lenoir City, TN
70	Helen A. Rose	Lenoir City, TN
71	Rarity Communities - Mike Runyan	Knoxville, TN
72	John Sherres	Tellico Plains, TN
73	Charles Shubeck	Loudon, TN
74	Jane Simmons	Sweetwater, TN
75	Nine Counties One Vision - Cecil "Bucky" Smith	Lenoir City, TN
76	Janice Smith	Lenoir City, TN
77	Sierra Club - Linda Smithyman	Oak Ridge, TN
78	Tellico Village POA - Charlotte Soltman	Loudon, TN
79	Roger Stewart	Loudon, TN
80	T. M. Stewart	Loudon, TN
81	Daniel Talley	Vonore, TN
82	Ione Thompson	Loudon, TN
83	Virginia Tolbert	Lenoir City, TN
84	David Twiggs	Lenoir City, TN
85	Millie Twiggs	Lenoir City, TN
86	Karen Urban	Lenoir City, TN
87	David Verhulst	Loudon, TN
88	Marjaorie Waldrop	Loudon, TN
89	WATeR - William R. Waldrop	Loudon, TN
90	Bill Webster	Loudon, TN
91	TWRA – J. David Whitehead	Vonore, TN
92	J. Worth Wilkenson	Loudon, TN
93	E. Sloan Wilson	Loudon, TN
94	Kay Wright	Loudon, TN
95	Ken Wright	Loudon, TN

List of People Providing Comments

No.	Name	City and State
1	Ken Leonhardt	Glen Ellyn, Ill
2	Tennessee Historical Commission - Herbert Harper	Nashville, TN
3	East Tennessee Dev. District - Terrence J. Bobrowski	Knoxville, TN
4	Len Kulik	Loudon, TN
5	Anonymous Attendee	
6	Anonymous Attendee	
7	Anonymous Attendee	
8	Anonymous Attendee	
9	Anonymous Attendee	
10	J. Worth Wilkenson	Loudon, TN
11	Anonymous Attendee	
12	Anonymous Attendee	
13	Anonymous Attendee	
14	David Twiggs	Lenoir City, TN
15	Shirley Marra	Loudon, TN

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16	Valerie MacDonald	Loudon, TN
17	Anonymous Attendee	
18	Anonymous Attendee	
19	Barry D. Corle	Loudon, TN
20	Anonymous Attendee	
21	Anonymous Attendee	
22	Chris McBride	Lenoir City, TN
23	Larry Bollinger	Loudon, TN
24	Anonymous Attendee	
25	John Liska	Loudon, TN
26	Anonymous Attendee	
27	Nils Johannesen	Loudon, TN
28	Loudon County Commission - Don Miller	Loudon, TN
29	Anonymous Attendee	
30	Anonymous Attendee	
31	Hamill B. Corely	Loudon, TN
32	Anonymous Attendee	
33	Anonymous Attendee	
34	Kay Wright	Loudon, TN
35	Anonymous Attendee	
36	W. J. Drerup	Loudon, TN
37	Art Brandt	Loudon, TN
38	Anonymous Attendee	
39	Anonymous Attendee	
40	Marlene Lash	Loudon, TN
41	Anonymous Attendee	
42	Randolph Lash	Loudon, TN
43	Valerie	
44	David C. Verhulst	Loudon, TN
45	Sloan Wilson	Loudon, TN
46	Joy Macklem	Tellico Village, TN
47	Amy Hayes	Maryville, TN
48	Deborah and Kay Miller	
49	Ron Stob	Greenback, TN
50	Edward R. Atkins	Loudon, TN
51	Marvin and Iva Jinnette	Loudon, TN
52	Carl and Mary Peterson	
53	Lenard and Margaret Lulik	Loudon, TN
54	John Hebron	Loudon, TN
55	Ronald C. Williams	Tellico Village, TN
56	Karen Caperell	
57	Joy and Bill Macklem	
58	Gerald E. Veino	
59	Ray and Nancy Barrett	Vonore, TN
60	William Buelow	Vonore, TN
61	Nils P. Johannesen	Loudon, TN
62	Harry and Sandra Westcott	Loudon, TN
63	Robert L. Wright	Tellico Village, TN
64	Hugh Brashear	Loudon, TN

65	John and Darlene Smolik	Loudon, TN
66	Michael Poulsen	Tellico Village, TN
67	Panella Frick	Loudon, TN
68	Gerald E. Veino	Loudon, TN
69	M. K. Waldrop	Loudon, TN
70	Howard and Susan Kastner	Loudon, TN
71	Randolph Lash	Loudon, TN
72	James and Jaye Hallihan	Loudon, TN
73	Homeowners Association of Tellico Village - Nick Friend	Tellico Village, TN
74	Jerry Bar	Loudon, TN
75	Hamill B. Carey	Loudon, TN
76	Kevin Hill	Maryville, TN
77	Janice Smith	Lenoir City, TN
78	Cecil Smith	Lenoir City, TN
79	Lenny Juckett	Lenoir City, TN
80	Tim Molgaard	Tellico Village, TN
81	Melvin R. Koenig	Loudon, TN
82	Michael J. Crosby	South Lyon, MI
83	Harry Kolassa	Loudon, TN
84	Shirley A. Wenzel	Loudon, TN
85	Watershed Assoc. of Tellico Reservoir - William R. Waldrop	Loudon, TN
86	Roger and Margaret Wert	
87	Roger and Sandy Stewart	Loudon, TN
88	Robert and Lois Tuttle	Loudon, TN
89	Loudon County Commission – Don Miller	Loudon, TN
90	Tod and Paula Kilroy	Loudon, TN
91	Barbara and Philip Craig	Loudon, TN
92	Thomas Koch	Loudon, TN
93	Stephen and Carol Ellis	
94	Robert D. Wilson	Loudon, TN
95	William P. Long	
96	Sally Oster	Loudon, TN
97	Harry B. and Judith C. Rowan	Loudon, TN
98	Tellico Village Property Owners Assoc. – Gary E. Grove	Loudon, TN
99	Carl W. Clarke	Loudon, TN
100	Rich Karakis	San Jose, CA
101	Peg and Doug Kahr	
102	Earl C. Mizell	Loudon, TN
103	Don Wendland	Loudon, TN
104	Clyde F. Wilson	Loudon, TN
105	Environmental Protection Agency – Heinz J. Mueller	Atlanta, GA
106	Caryl Gallagher	
107	Wayne Tolbert	
108	Virginia Tolbert	Lenoir City, TN
109	U. S. Department of the Interior – Gregory Houge	Atlanta, GA
110	E. Fischer	Loudon, TN
111	Tennessee House of Representatives – Russell Johnson	Nashville, TN
112	Tennessee Conservation League – Mike Butler	Nashville, TN

General Comments

Sections A through G contain comments which are not directly related to the specific purposes of this EIS, i.e., to analyze potential impacts to the natural resources caused by the proposed actions. Nevertheless, these comments are important to the decision process.

A. General Comments

Comments of a general and broad nature about the draft EIS and the handling of the proposed actions by TVA.

The Decision to Sell the 118 acres of TVA Land

1. I oppose the proposal, TVA should not sell the 118 Acres of land along Tellico Lake (Edward Atkins, Jerry Barr, Ray and Nancy Barrett, Hugh and Jody Brashear, Larry Bollinger, Art Brandt, Karen Caperell, Carl W. Clarke, Barbara and Phillip Craig, Michael J. Crosby, Stephan and Carol Ellis, E. Fisher, Panella Fricke, Caryl Gallagher, Marvin and Iva Jinnette, Amy Hayes, John Hebron, James and Jaye Hallihan, Peg and Doug Kahr, Howard and Susan Kastner, Tod and Paula Kilroy, Rich Karakis, Thomas Koch, Leonard and Margaret Kulich, Nils P. Johannesen, Ken Leonhardt, John Liske, William P. Long, Joy and Bill Macklem, Shirley Maria, Cris McBride, Earl C. Mizell, Tim P. Molgaard, Michael Poulson, Harry and Judith Rowan, Janice Smith, John and Darlene Smolik, Roger and Sandy Steward, Ron Stob, Tennessee Conservation League – Mike Butler, Virginia Tolbert, Gerald E. Veino, David C. Verhulst, M. K. Waldrop, Don Wendland, Ronald C. Williams, Kay and Clyde Wilson, Robert D. Wilson, Kay Wright, Robert L. Wright, and 8 attendees at the public meeting)

Response: Comment noted.

2. The developer of Rarity Pointe already has land that is being developed. There is no need to sell the 118 acres as the developer will continue without it. (Edward R. Atkins, E. Fisher, Leonard and Margaret Kulik, Amy Hayes, and William Buelow)

Response: Comment noted. There are two alternatives, A and D, which did not involve a land sale, that were evaluated in the EIS.

3. This land (118 acres) was designated for public recreation use and not commercial development for profit. (an attendee at the public meeting)

Response: One of the decisions before TVA is whether it should change existing land use designations.

4. The developer has said he only wants enough land to build his golf course so why sell him the whole 118 acres. (William Buelow)

Response: This approach was evaluated as Alternative C in the EIS. Under that alternative, the development would be constrained and not as attractive compared to the applicant's proposal. In that case a championship golf course could not be constructed.

5. If any of the land is sold the developer should provide access to the remaining public TVA land. (Earl C. Mizell)

Response: Under Alternative C in the EIS, the developer would provide public access to the remaining portion of the 118 acres.

6. There is no shortage of quality privately owned buildable land in East Tennessee. These people do not need this public land. (Don Wendland)

Response: Comments noted.

7. We oppose the sale of any public land for private development and the loss of natural resources. (Don Wendland)

Response: Comments noted.

8. There should be a permanent moratorium on sale of TVA land. (Don Wendland)

Response: Comments noted.

9. It would appear to me that the only winner with these proposals is Rarity Pointe. (an attendee at the public meeting)

Response: Comment noted. TVA believes that the mitigation tracts at Wildcat Rock, which would be obtained under Alternatives C or E, would offer public benefits through the allocation of additional land for natural resource management and public recreation.

10. The number listed (number 13) for the commitment referenced at the top of page 73 regarding erosion control BMP's (Best Management Practices) is incorrect since the measure listed for number 13 on page 12 pertains to another topic. The FEIS should correct the commitment number. (Environmental Protection Agency – Heinz J. Mueller)

Response: This has been corrected.

11. It would be helpful if the land use and allocation of parcels neighboring the TVA land and the developer's private lands at Rarity Pointe were discussed (e.g. what are the designations for areas in white in Figure 1-1?). This would provide a sense of perspective, i.e. are the TVA lands allocated for conservation and recreation rare in the area or are they the only one of many parcels so-designated by the Tellico Land Plan? (Environmental Protection Agency – Heinz J. Mueller)

Response: Figure 1-1 has been updated to provide this information.

12. Obviously this (Public Meeting) is being "overloaded" by highly biased residents from Tellico Village. . . their big numerical turnout overwhelms the larger silent majority who have a different opinion from them. The Tellico Village people got

their land and a great lake and now they don't want anyone else to have any.
(Hamill B. Carey)

Response: Comment noted.

The Developer (Rarity Communities, Inc.)

13. How has Mr. Ross's performance been on meeting agreed to obligations when dealing with TVA? (Homeowners Association of Tellico Village – Nick Friend)

Response: TVA has worked with Rarity Communities on the Rarity Bay development on Tellico Reservoir and is satisfied with its performance. Enforcement of agreements will be through deed covenants and the Section 26a permitting process.

14. The developer seems like a slippery, shady, customer that needs to be watched closely as he builds. (an attendee at the public meeting)

Response: Comment noted.

15. The developer has the resources and can change his plans but current lake residents don't have the luxury of changing theirs. (Randolph Lash)

Response: Comment noted. TVA has relied on this flexibility to identify a range of actions that the developer could undertake to avoid or offset potential impacts.

16. By giving this developer additional land we are simply rewarding a person who has no regard whatsoever for the land. (an attendee at the public meeting)

Response: Comment noted.

17. The developer has bought a lot of land thinking he can bully TVA and the public into accepting his ideas. He should put the development on his own lands and leave the public lands to the public. (John and Darlene Smolik)

Response: Comment noted. This approach was evaluated as Alternative A.

18. Mr. Ross has connections at the top of TVA. (Sally Oster)

Response: Comment noted.

Tellico Reservoir Development Agency (TRDA)

19. It seems TRDA won't be happy until the entire lake is developed and degraded. (Ron Stob)

Response: Comment noted. The Tellico Reservoir Development Agency (TRDA) is a public corporation created by the Tennessee Legislature. The agency was created for the purpose of developing and implementing plans and programs for the comprehensive development of, all or a portion of the lands within the TVA Tellico Reservoir project.

20. Has TRDA committed to sell the land proposed for land exchanges in this document? If, not then how does TVA plan to proceed? (Virginia Tolbert, and WATeR – William R. Waldrop)

Response: The TRDA agreed, at the March 2003 TRDA Board of Directors meeting, to make the land available for sale if TVA and the developer agreed to such an exchange.

General Impacts to the Environment

21. This project is detrimental to the Tellico Lake water, the watershed, the wildlife, and the public use of the property. (Edward R. Atkins, Leonard and Margaret Kulik, and Tim P. Molgaard)

Response: TVA has considered potential impacts to these resources in its EIS. TVA believes there would be no unacceptable impacts to these resources under all alternatives.

22. Why should we harm this vital natural resource for a project that is not necessary? (Amy Hayes)

Response: See response to comment number A-21 on General Comments.

23. Clearly to anyone who has at least a 5th grade education, this is not how to care for a valuable natural resource. (public meeting attendee #7)

Response: Comment noted.

TVA Listening to the Public

24. In the land management plan for Tellico Reservoir that TVA developed in 2000, TVA considered selling this same acreage currently under consideration to another group of private developers. Through the NEPA scoping process, the vast majority of the public in the area (over 600 persons representing all sectors of the public) overwhelmingly expressed opposition to selling this public land for private development. TVA rejected that proposal and in issuing their 10-year land management plan TVA again assured the public that this land would remain undeveloped with public access. The NEPA process for this 1999 proposal was a clear example of the value of the NEPA scoping process and a government agency listening and responding. The public spoke and government responded appropriately. (Virginia Tolbert)

Response: Consistent with the NEPA process, TVA has requested public views and comments on this proposed change in its land plan and other proposed land use and permitting actions. Consistent with the NEPA process, TVA will consider various viewpoints before a decision is made.

25. You are making Mr. Ross happy but how about the residents of the surrounding community, including Tellico Village. Don't we count? How about our property values and critically important watershed. (Leonard and Margaret Kulik)

Response: Comment noted. See response to comment number A-24 on General Comments.

26. You have heard from the public and know that they are against this development, yet TVA continues toward a decision that will displease the most people. (James and Jaye Hallihan, Ron Stob, M. K. Waldrop, and Shirley A. Wenzel)

Response: See response to comment number A-24 on General Comments.

27. The public is no less opposed to this land sale than they were four years ago, and TVA knew of this opposition before it entered into this action. However the public will not participate in such process if they are convinced that TVA has no regard for their input and the conclusion is predetermined. (Virginia Tolbert, and WATeR – William R. Waldrop)

Response: See response to comment number A-24 on General Comments.

Government and Politics

28. I have become very cynical of government promises and processes. (Ken Leonhardt, and Leonard and Margaret Kulik)

Response: Comment noted.

29. I suspect some politicians have a hand in this. Upon learning who, I will do everything I can to vote them out of office. (an attendee at the public meeting)

Response: Comment noted.

B. Alternative Selection

Comments related to the development, preference, and consequences of the alternatives analyzed by the EIS.

General

1. Because the developer intends to develop Rarity Pointe with or without annexation of TVA lands, some development would occur whichever action or no action alternative is selected, so that some developmental impacts can be expected. (Environmental Protection Agency – Heinz J. Mueller)

Response: Comment noted.

Alternative A – No Action

2. I prefer the no action alternative, Alternative A, with a declaration that the current land use plan will remain in effect for a designated period of time – perhaps 20 years. Say no and renew my faith in the system. (Edward R. Atkins, Jerry Barr, Homeowners Association of Tellico Village – Nick Friend, Amy Hayes, John Hebron, Ken Leonhardt, Valerie McDonald, Earl C. Mizell, Janice Smith, Tellico Village Property Owners Association – Gary E. Grove, Tennessee Conservation League – Mike Butler, Virginia Tolbert, David C. Verhulst, WATeR – William R. Waldrop, J. Worth Wilkenson, Kay Wright, and 7 attendees at the public meeting)

Response: Comment noted.

3. While I believe alternative A is best for the community and the long-term health of the lake, some compromise will probably become necessary. The developer is and will continue to move ahead. So maybe the best course would be Alternative D or C with a marina that is reduced by one half, and boat sizes are restricted. That approach will provide better options for hikers and picnickers, will maintain much of the scenic and boating environment, and will give the developer much of what he desires at Rarity Pointe. (Jerry Barr, Panella Fricke, and Nils Johannesen)

Response: Comment noted. The proposed marina would replace the previously-approved International Harbor Marina with the same harbor limits. In addition, Rarity Communities has not requested individual private docks and expects to use the marina for that service which allows more open and undisturbed shoreline in other areas. TVA believes that the applicant's request is reasonable because existing previously approved harbor limits can accommodate 349 wet and 200 dry slips and meets the applicant's primary objectives. The proposed marina is reasonable and necessary since a smaller marina would not accommodate interested residents and guests of the development's many facilities. Because a smaller marina would not meet the purposes of the applicant's development, TVA has not evaluated a smaller facility in this EIS. Alternatives including no marina approval and marina approval are evaluated in the EIS.

4. Many of the mitigation actions are dependent on active Rarity Pointe actions and TVA to ensure land integrity. Yet Alternative A does not require any mitigating actions. (Randolph Lash)

Response: Under Alternative A, TVA would take no action on the Rarity Communities request. Therefore there would be no impacts to mitigate because of TVA actions. Impacts occurring on private land are beyond TVA's control. However, such actions on private lands are subject to compliance with other laws and regulations designed to protect the environment. Other alternatives considered do require mitigating actions.

Alternative B – Applicant's Proposal

5. Adopt Alternative B or E if necessary. (Hamill B. Carey)

Response: Comment noted.

6. Although informative relative to the applicant's proposal, Alternative B is not reasonable in the sense that no mitigation for potential impacts was offered. As a rule, all action alternatives involve environmental impacts such that the NEPA document should consider mitigation of those impacts to the extent feasible. Although Alternative E, which is the applicant's proposal with mitigation, is also presented in the DEIS, Alternative B by itself is insufficient for potential implementation. Alternative B should not be implemented without mitigation. (Environmental Protection Agency – Heinz J. Mueller)

Response: Comment noted. Alternative B does include mitigation for jurisdictional wetlands and floodplains. TVA identified several other alternatives that include possible mitigation.

7. The request (for the par-3 golf course) only increases the value/use of the other lands by the developer rather than them having to use "their" land for the par 3 course. Given the current land management, this is not a viable option for the environment. (Virginia Tolbert)

Response: Comment noted.

Alternative C – Partial Land Sale with Mitigation

8. We favor Alternative C to protect the shoreline. It is a logical compromise which allows the golf course without impacting the shoreline. (Leonard and Margaret Kulik, W. J. Drerup, William Buelow, and 2 attendees at the public meeting)

Response: Comment noted.

9. Page 24. fifth paragraph – It is stated , " the socioeconomic impacts (of Alternative C) would be the same as Alternative B". It further states that "Alternative C achieves most of the applicant's purpose and need, but with less environmental impact on natural resources than Alternative B". This alternative would allow the developer's expressed need to link both ends of his golf course, but would deny him access to the sensitive land adjoining the Tellico shoreline slated for residential housing. Denying sale of the property near the lake would therefore set a precedent that would help deter further requests for development of other public land adjacent to the lake area. Since the socioeconomic benefits are essentially the same with less environmental impact and the precedent for

sale of shoreline property denied, why is this not the preferred alternative?
(Virginia Tolbert, and WATeR – William R. Waldrop)

Response: Comment noted. Please see the explanation of the preferred Alternative E in Section 2.5.

Alternative D – Small Golf Course and Marina with No Land Sale

10. I prefer Alternative D with approval of the marina and Par-3 golf course with no land sale. (Caryl Gallagher, Chris McBride, and Kay Wright)

Response: Comment noted.

11. Why doesn't TVA support alternative D where the developer would get 49 acres to accommodate the golf course, preserves the shoreline and the integrity of TVA's promise not to develop the land (William Buelow)

Response: Comment noted. See explanation of why Alternative E was selected as the preferred alternative in Section 2.5 of the EIS.

Alternative E – Applicant's Proposal with Mitigation

12. Adopt Alternative B or E if necessary. (Hamill B. Carey)

Response: Comment noted.

13. We do not want Alternative E. (Leonard and Margaret Kulik, Valerie McDonald, Chris McBride, Tennessee Conservation League – Mike Butler, Virginia Tolbert, WATeR – William R. Waldrop, and 3 attendees at the public meeting)

Response: Comment noted.

14. TVA has not demonstrated the value to the public in selecting action E and the proposed sale to Ross. No statistics have been shown to demonstrate the sale is supported by the majority of the community. (an attendee at the public meeting)

Response: Alternative E was presented as a mitigated alternative that would provide additional natural resource and public recreation benefits for the reservoir as a whole. Consistent with the NEPA process, TVA solicits and considers public views on this proposed change in its land plan.

15. Alternative E does not provide equal exchange quality land to compensate for the land being sold to Rarity Pointe. The 118 acres in question is significantly better than the quality and location of the proposed exchange land. The exchange land is several miles upstream and not in projected high population growth areas. It is isolated from the main TVA corridor lands, sandwiched between two industrial areas, and not of the same residential quality. (Edward R. Atkins, Panella Fricke, Peg and Doug Kahr, Howard and Susan Kastner, Leonard and Margaret Kulik, Earl C. Mizell, Shirley A. Wenzel, Harry and Sandra Westcott, and Robert D. Wilson, and an attendee at the public meeting)

Response: TVA believes that the Wildcat Rock site is more suitable than the Rarity Pointe property for some uses, such as natural resource management, and that there are substantial benefits to Alternative E. The proposed exchange would provide about twice the amount of public land and shoreline for recreation and natural resource management uses compared to the proposed sale lands. . In addition, a public walking and biking trail would be constructed along with a trailhead adjacent to the Rarity Pointe development. Both the industrial property remaining to the north and south of the Wildcat Rock property and the TVA property adjacent to the Rarity Pointe development would be enhanced by the mitigation features in Alternative E.

16. I am in favor of the project and prefer Alternative E. (Sloan Wilson)

Response: Comment noted.

17. While the preferred alternative (E) offers the best of the “action options”, it still requires a change in the land use plan and sets a precedent for changing the plan every time someone comes up with a new proposal. (J. Worth Wilkenson)

Response: TVA is responsive to requests for use of public land that could promote economic development, recreation, and natural area protection. Such proposals are considered on their own merits and are evaluated publicly. TVA does not view the proposed action as precedent setting. As EPA emphasized in its comments, flexibility and management that adapt to events is essential to good land use plans.

18. I urge TVA to reconsider support of Alternative E and to reevaluate the environmental impacts – particularly the cumulative impacts not addressed in the DEIS and to select Alternative A as the preferred alternative. (Virginia Tolbert)

Response: Comment noted. Cumulative impacts have been addressed throughout the EIS where they are relevant under each resource area in Chapter 4. For example, in Section 4.1, the potential cumulative loss of forested habitat in the Tellico Reservoir region is described.

Land Exchange

19. The Wildcat Rock exchange tract needs to be protected in perpetuity, if TVA obtains it. TVA needs to ensure, by some legal means, that this tract will not be developed in the future. (2 attendees at the public meeting)

Response: If all or part of the Wildcat Rock tract becomes TVA property, it would be designated as appropriate for Zone 6 (Recreation) and Zone 4 (Natural Resource Conservation). TVA’s management approach involving other partners would ensure that the property remains available for public use. Please refer to figure G-1 in Appendix G.

20. Three of the options include a land transfer. How can TVA assure us they will not consider another proposal to sell the land transferred to TVA if another developer offers to purchase this land in exchange for other land further upstream or elsewhere? From discussions with TVA staff, it is our understanding

that the current TVA policy requires them to consider all such proposals. Recent public statements by TVA Board members seem to encourage such proposals. (Virginia Tolbert)

Response: See response to comment number B-17 on Alternatives.

21. Page 58, 1st paragraph – It is stated that “to ensure that adequate mitigation is achieved, lands considered for this exchange should: 1) contain forest communities of equal or greater ecological value than those lands being requested from TVA, and 2) be transferred to public ownership with provisions to ensure the long-term protection of natural resources.” How is this to be accomplished? In light of TVA’s decision to sell the subject land only three years after denying a similar offer and issuing a policy statement from the TVA Board that no more TVA land along Tellico Reservoir would be offered for sale, another commitment by the TVA Board has no credibility. Furthermore the stated policy is that “TVA considers development requests on a case by case basis...” (Virginia Tolbert)

Response: See response to comment B-17 on Alternatives.

22. The mitigation plan to exchange other land is not an acceptable alternative. TVA is selling the proposed parcel to Ross at a fraction of its value. (an attendee at the public meeting)

Response: TVA and TRDA land would be sold at appraised fair market value.

23. Exchanging 2 acres of land for 1 acre sounds good but land adjacent to the Rarity Pointe development is certainly worth more than the land by Highway 411. In Rarity Pointe, one acre lots have been advertised as high as a million dollars. How much is the proposed land exchange by Highway 411 worth? (Hugh and Jody Brashear)

Response: Comment noted. TVA and TRDA land appraise property which is to be sold to set the price which the agencies will accept. The Applicant would compensate TVA for any difference in fair market value between the TVA land and the TRDA land designated for industrial use. The mitigation property was chosen for its ecological and recreational value.

24. Where is the 256 acre (Wildcat Rock site) parcel? Is it zoned commercial? Is it on Tellico Lake? (Homeowners Association of Tellico Village – Nick Friend)

Response: The location of the Wildcat Rock site is shown in Figure 2-6 of the EIS. It is currently zoned for industrial development by TRDA.

25. How would people access the Wildcat Rock site? (Homeowners Association of Tellico Village – Nick Friend)

Response: The tract is accessible via a public road.

26. Is the Wildcat Rock site comparable to the 118 acre parcel that would be sold? (Homeowners Association of Tellico Village – Nick Friend)

Response: TVA believes that the Wildcat Rock site is better suited than the Rarity Pointe property for some uses, such as natural resource management. The proposed exchange would provide about twice the amount of public land and shoreline for recreation and natural resource management uses than the proposed sale lands. It has diverse wildlife habitat and scenic resources. Also, a public walking trail and a biking trail, along with a trailhead, would be constructed adjacent to the Rarity Pointe development.

27. How can TVA assure us they will not consider another proposal to sell the land transferred to TVA if another developer offers to purchase this land in exchange for other land further upstream or elsewhere? (WATeR – William R. Waldrop)

Response: See response to comment number B-19 of Alternatives. If all or part of the Wildcat Rock tract becomes TVA property, it would be designated as appropriate for Zone 6 (Recreation) and Zone 4 (Natural Resource Conservation). TVA's management approach involving other partners would ensure that the property remains available for public use.

28. Alternative E is the worst case preserving the viewshed. The proposed exchange does not compensate the public for the viewshed that will be lost. (Roger and Sandy Steward)

Response: Comment noted. See response to comment number P-1 on Visual Impacts.

29. The proposed exchange will not benefit wildlife in the long term and only benefits the developer in his current land sales in Rarity Bay. This land "swap" only serves to increase the value of land in Rarity Bay by providing residents a "wild" view rather than an industrial development. It does not provide a connected viable land exchange. (Virginia Tolbert)

Response: Comment noted. See response to comment number P-1 on Visual Impacts.

30. The League believes that this project violates League policy of "no net loss of public lands"; a policy supported by League members and the general public, and which is generally reflected in TVA's own no-net-loss policy.

It is our understanding that the proposed mitigation property at Wildcat Rock is already publicly owned by the Tellico Reservoir Development Agency. This moves us to ask the question, how can the sale of public lands to a private firm be mitigated through the acquisition of existing public lands? Obviously, it cannot. If the preferred Alternative E is approved, then there will still be a net loss of public land. (Tennessee Conservation League – Mike Butler)

Response: As described in the EIS, the Wildcat Rock tract is controlled by TRDA and is zoned as industrial. Thus, the tract is available for industrial development. Although it is currently public land, this is temporary as it is officially slated to be sold for private use and lost from the public domain. Therefore, the purchase of the Wildcat Rock tract from TRDA and its transfer to TVA would mitigate the loss

of public land resulting in a net gain in land available for public use. TVA's own "no net loss" policy applies to loss of public shoreline to residential development.

31. For the sake of argument, should we choose to ignore this problematic situation, two alternatives within the EIS discuss potential mitigation. It is unclear as to how this mitigation was determined, or if this methodology has been available to the public for review and comment. Specifically, we have previously asked TVA to consider conservation, monetary, wildlife habitat, and public use values in the past. There is little to no description or analysis of the conservation and public recreation value of the Wildcat property as compared to the existing TVA public land. Therefore, it is impossible for us to intelligently comment upon the quality of the mitigation and whether it is adequate. (Tennessee Conservation League – Mike Butler)

Response: Comment noted. See Chapter 4 in the DEIS. For example, the sections on terrestrial ecology (4.1), recreation (4.6), and socioeconomics (4.9). TVA believes that mitigation determination is adequately documented in the analysis of the EIS. Conservation, monetary, wildlife habitat, and public use values were considered in the analysis and appeared in the DEIS.

Preferred Alternative

32. Alternative E gives the developer everything he wanted, most of which is in direct conflict with the 2000 Land Plan as well as the original concept for Tellico Reservoir. (Earl C. Mizell)

Response: See explanation of why Alternative E was selected as the preferred alternative in Section 2.5 of the EIS.

33. We appreciate that TVA has identified a preferred alternative at the DEIS stage as opposed to waiting until the FEIS. The public and agency reviewers are thereby in better position to evaluate the direction that the federal lead agency prefers at this time. (Environmental Protection Agency – Heinz J. Mueller)

Response: Comment noted.

C. Land Use Plans and Policy

Comments related to the proposed changes to TVA Tellico Reservoir land management plans and TVA's policy in designing and implementing them.

General

1. Others in the area have lived by the basic plan. (W. J. Drerup)

Response: Comment noted.

2. The lake is long and narrow and does not have the geometry to support a large lakeside population. (John and Darlene Smolik)

Response: As indicated in the EIS, the Tellico Project is a regional economic development project. Lands were purchased for industrial, residential, commercial recreation, as well as natural area protection purposes. Lands on the lower portion of the reservoir have been developed for residential uses including Tellico Village, Rarity Bay, and Foothills Pointe.

3. There needs to be a buffer zone, and it would be a good thing to see all the houses out there in Tellico Village have to have a thirty to forty foot buffer zone on natural vegetation planted. It should be a widely accepted practice and principle along Tellico Lake to help protect the lake and the environment. (Lenny Juckett)

Response: If Alternative E is chosen, a 50 foot wide minimum shoreline buffer would be retained by TVA fronting the 118 acre tract of land the developer seeks to purchase. At locations fronting this tract that are adjacent to sensitive habitats/wetlands, the buffer would be 100 feet wide. In addition, a 35-foot setback from the TVA sale boundary would be required for structures placed on the land.

Management of the shoreline fronting Tellico Village is handled in accordance with the June 5, 1985, Tellico Village Master Plan agreement between the Tellico Village developer (Cooper Communities), TRDA and TVA. Some buffer is provided along the shoreline fronting common properties and at certain golf courses located below the 820-foot contour boundary. At other locations, the abutting lot owners are permitted to maintain lawns and to remove undergrowth vegetation three inches and smaller in diameter. Flowering/fruitle trees and shrubs may not be removed.

4. If you insist on giving land away, why not develop a mobile home park so the less fortunate can also enjoy the water? (Don Wendland)

Response: Comment noted.

5. There is already enough development in the area with enough homes, people, and boats on the lake. Away from the lake the country has developed into a highly populated area. There are many dwellings on hodgepodge of small acreages. The country looks like a suburb. With all this development we need more large green areas. We need the TVA natural land. Do not give it away.

(Panella Fricke, Melvin R. Koenig, David C. Verhulst, Gerald E. Venio, Ron Stob, and M. K. Waldrop)

Response: Comment noted.

Considerations for changing the Existing Land Management Plan

6. Do not change the existing 2000 Tellico Reservoir Land Management Plan, which leaves the eastern shore undeveloped, and was prepared with extensive public input. (Edward, R. Atkins, Jerry Barr, Ray and Nancy Barrent, Hugh and Jody Brashear, Karen Caperell, Carl W. Clarke, Michael J. Crosby, John Hebron, Marvin and Iva Jinnette, Peg and Doug Kahr, Howard and Susan Kastner, Tod and Paula Kilroy, Leonard and Margaret Kulik, William P. Long, Valerie McDonald, Deborah and Roy Miller, Donald R. Miller, Earl C. Mizell, Sally Oster, Carl and Marilyn Peterson, Harry and Judith Rowan, John and Darlene Smolik, Virginia Tolbert, Tellico Village Property Owners Association – Gary E. Grove, Tennessee Conservation League – Mike Butler, Gerald E. Veino, M. K. Waldrop, WATeR – William R. Waldrop, Shirley A. Wenzel, Roger and Margaret Wert, Harry and Sandra Westcott, Robert D. Wilson, Robert Wright, and 2 attendees at the public meeting)

Response: Comment noted. TVA uses the land use planning process to signal its intention regarding the management of TVA property. However, any land management planning process whether a county zoning map or a national forest plan is dynamic and not permanent. TVA's process, like others, has flexibility for updates. Under the TVA Act, TVA has broad responsibilities for the social welfare and natural resources of the Tennessee Valley and its adjoining territories. TVA is responsive to requests for use of public land which could promote economic development, recreation, and natural resource conservation. The environmental and socioeconomic impacts of such proposals are evaluated under the NEPA process. Also see response to comment number B-17 of Alternatives.

7. The TVA Board of Directors despite having recently adopted a land use plan for Tellico Reservoir, now thinks it is obliged to consider any proposal of this kind which they receive. Why not abide by the plan and simply say it will not consider further proposals? (an attendee at the public meeting)

Response: See response to comment number C-6 on Land Use Plans and Policy.

8. I am truly disappointed in TVA. You apparently have no intestinal fortitude to stick to your previous plan that was supposed to reserve this land (the 118 acres). (Valerie McDonald)

Response: Comment noted.

9. No credible reason has been given why TVA switched from preserving the public use of natural resources to the current lack of regard for public use of land and one that appears only interested in obtaining money for public land. (Roger and Sandy Steward, and an attendee at the public meeting)

Response: Comment noted.

10. TVA has a land use policy that was thoroughly reviewed just a few years ago and this land was not to be sold. Why now? (Jerry Barr, Hugh and Jody Brashear, Peg and Doug Kahr, and Thomas Koch)

Response: See response to comment number 6 on Land Use Plans and Policy.

11. I further ask that TVA reaffirm their support for open spaces as set out in the 1972 EIS and 2000 Tellico Land Management Plan rather than considering this proposal further and to reject outright proposals for future developments. (Virginia Tolbert)

Response: Comment noted.

12. What happened to make TVA violate its own policy? How much money is changing hands and who is getting it? There is a personal or financial relationship between TVA and the applicant. (Hugh and Jody Brashear, Thomas Koch)

Response: Comment noted. See response to G-13. Sale prices of any property sold would be at fair market value following appraisal.

13. Why did TVA reject the conclusions in the previous EIS for the Tellico Reservoir (the analysis of which was performed by TVA staff and decisions made by the TVA Board) in order to accommodate a proposal, that violates the previous EIS and FONSI? (Virginia Tolbert, and WATeR – William R. Waldrop)

Response: TVA has not rejected the EIS for the Tellico Reservoir Land Management Plan, but has tiered from it for analysis of the applicant's proposed actions. Also see response to comment number 6 on Land Use Plans and Policy.

14. If the 2000 Tellico Land Management Plan is changed so that the 118 acre land sale is approved I will not build my retirement home in Tellico Village (Ken Leonhardt)

Response: Comment noted.

15. I disagree with the statement that this project supports the "original Tellico Project purposes of economic development." The property designated for development was transferred to TRDA when that agency was created in 1984. The land retained by TVA was land not designated for development. The 1972 Tellico Project EIS does not give TVA carte blanc rights for developing all land along this reservoir. Where in the 1972 Tellico Project EIS does TVA feel that it has been given such a mandate for unrestricted development? (WATeR – William R. Waldrop)

Response: Congress has given TVA the authority to buy and sell land in support of its programs and responsibilities. TVA and TRDA work together to achieve a

balance of the economic (industrial) development, residential, and recreation (natural resource) objectives of the Tellico project, as indicated in the 1972 EIS. In the preferred alternative for this EIS, less land on Tellico Reservoir would be slated for economic development under TRDA and more than twice as much land would be available for recreation and natural resource conservation under TVA control.

16. Will the 2000 Tellico Land Plan be modified to be consistent with any changes in the 2000 Tellico Reservoir Land Management Plan EIS resulting from the Rarity Pointe EIS. (Environmental Protection Agency – Heinz J. Mueller)

Response: Yes, the Tellico Reservoir Land Use Plan would be modified if TVA decides to implement one of the action alternatives.

Piecemeal Actions resulting in no effective Long Term Plans

17. The current TVA policy seems to be to consider any shoreline purchase offers on an ad hoc, piecemeal basis – regardless of what TVA's 2000 Tellico Reservoir Land Management Plan says. This policy is not consistent with good long term strategic planning. Continuation of this policy will result in uncontrolled development of the shoreline in the lower part of the reservoir. (Carl W. Clarke, Donald R. Miller, Peg and Doug Kahr, Howard and Susan Kastner, Leonard and Margaret Kulik, William P. Long, Tim P. Molgaard, Sally Oster, Harry and Judith Rowan, Tellico Village Property Owners Association – Gary E. Grove, Shirley A. Wenzel, Roger and Margaret Wert, Harry and Sandra Westcott, and Robert D. Wilson)

Response: TVA uses the land use planning process to signal its intention on how it plans to manage TVA property. However, as EPA notes in its comments, no land use planning process whether a county zoning map or a national forest plan, can be completely static. TVA's process, like others, has flexibility for updates. Under the TVA Act, TVA has broad responsibilities for the social welfare and natural resources of the Tennessee Valley and its adjoining territories. Consistent with this broad mandate, TVA is responsive to requests for use of public land which could promote economic development, recreation, and natural resource conservation. The environmental and socioeconomic impacts of such proposals are evaluated under the NEPA process

18. Why bother to make plans if every time a well connected developer wants land you simply change the plans. (Carl and Marilyn Peterson)

Response: See response to comment number C-17 of Land Use Plans and Policy.

19. What was the rationale used by TVA to select this private proposal when by their own admission some other proposals have not been evaluated? (WATeR – William R. Waldrop)

Response: See response to comment number C-17 of Land Use Plans and Policy.

20. How can we get some assurance from TVA that the remaining shoreline will not be available to other developers whenever they make a request to purchase it? (Barbara and Philip Craig, William P. Long, Donald R. Miller, and Harry and Sandra Westcott)

Response: See response to comment number C-17 of Land Use Plans and Policy.

21. Parenthetically, we believe that changing a 10-year plan after only three years seems unusual and undermines its development process somewhat. How often can TVA be expected to hear additional applicant requests to modify the Tellico land Plan and EIS? On the other hand we understand that flexibility and adaptive management for cause is essential to such plans. (Environmental Protection Agency – Heinz J. Mueller)

Response: See response to comment number C-17 of Land Use Plans and Policy.

Preserving TVA Land on Tellico Reservoir

22. The preposterous audacity of a developer coming to TVA and asking for land reserved for recreation be sold to him astounds many of us. Equally outrageous is the fact that any one coming off the street can go into your office and negotiate or cause to be negotiated, public lands being converted to private development. (Ron Stob)

Response: Projects that are inconsistent with land allocations will generally be rejected unless public benefits can be demonstrated, and appropriate mitigation for the loss of public uses can be obtained. In this case, the developer already owns 539 acres of property in the area, saw an opportunity to enhance its planned development, and came to TVA with a proposal. Mitigation to offset the loss of public land is proposed in several of the alternatives.

23. TVA should not be considering land development requests on an individual basis. There should be a long range plan to assure appropriate public use, wildlife and environmental concerns and it must be followed, not ignored every time a developer wishes to obtain public land for personal gain. (Edward R. Atkins, Leonard and Margaret Kulik, Shirley A. Wenzel, and Harry and Sandra Westcott)

Response: See response to comment number C-22 of Land Use Plans and Policy.

24. The proposed land trade tract which has direct road and lake access could be prime for development. How long will TVA keep this land public before it too is sold? (public meeting attendee #6, Kay Wright)

Response: See response to comment number C-17 of Land Use Plans and Policy.

25. If TVA violates its own land use policy and plan now how can we be sure new land wouldn't be sold again some time in the future? (Homeowners Association of Tellico Village – Nick Friend, Hugh and Jody Brashear, Harry and Judith Rowan, and WATeR – William R. Waldrop)

Response: See response to comment number C-17 of Land Use Plans and Policy.

26. Under current TVA policy, it appears vulnerable to any developer wanting to purchase the property. We suggest that TVA give the remaining land to organizations such as the State Park Service or Foothills Conservancy with the stipulation that it remain undeveloped public land. (Karen Caperell, Marvin and Iva Jinnette, Howard and Susan Kastner, Melvin R. Koenig, Donald R. Miller, Carl and Marilyn Peterson, Virginia Tolbert, WATeR – William R. Waldrop, and Shirley A. Wenzel)

Response: If TVA received a suitably detailed proposal from one of these agencies, it would be appropriately evaluated. TVA intends to manage lands designated for zones 3 and 4 in the Tellico Land Management Plan as undeveloped public land. In the 2000 Land Use Plan, the east side of Tellico was designated for uses compatible with a greenway. If TVA decides to sell all or part of the 118 acres associated with the Rarity Pointe proposal, the remaining TVA property would still be available for a greenway. That property could feasibly be managed by the state park system or other entity.

Enforcement of Land Plans and TVA Policy

27. TVA is currently doing a poor job of requiring homeowners to preserve some trees between their home and the water. There is no reason to think you will do better with new developments. (Lenny Juckett, and Roger and Margaret Wert)

Response: Comment noted.

28. TVA has always had a management plan for land adjacent to Tellico Reservoir to prohibit this type of unplanned and inconsistent development, but TVA lacks a policy for enforcement. (Virginia Tolbert, and WATeR – William R. Waldrop)

Response: Comment noted. See response to comment number C-17.

Consistency with previous Land Management Plans

29. The proposal by Rarity Pointe to convert this land to high density residential use is not consistent with the original designation. (Earl C. Mizell)

Response: See response to comment number C-17 of Land Use Plans and Policy.

30. The proposed marina is not consistent with the original concept for Tellico Reservoir. (Earl C. Mizell)

Response: Please see response to comment number C-17 of Land Use Plans and Policy.

31. The 1972 EIS for the Tellico Project presented an excellent plan for managing land acquired by eminent domain. That document recognized the need for diverse uses of the land adjacent to the reservoir to achieve the specified goals of the project. It also specifically acknowledged the need for retaining a connected land base along the eastern shore of the reservoir for natural resource conservation and public access. This original plan specifically recognized the need to prevent “uncontrolled urban sprawl” within the watershed as population increased as a result of the planned economic development in designated areas. This original document represented a covenant with the public through which individuals and commercial enterprises could invest in the land specifically made available for development with an assurance that TVA would protect the remaining land for its designated natural uses. (Virginia Tolbert)

Response: See response to comment number C-17 of Land Use Plans and Policy.

32. All Tellico property designated for development was transferred to TRDA when that agency was created in 1984. The land retained by TVA was land that was NOT designated for development. The assumption has been and was supported by the 2000 land management plan that this land would be retained by TVA for recreation, open space, natural areas, and wildlife benefits. Neither the 1972 EIS for Tellico nor the 2000 Land Management Plan support developing all land along the reservoir. (Virginia Tolbert)

Response: See response to comment number C-17 of Land Use Plans and Policy.

33. Why is restricting use for all this property to its current classification inconsistent with the 2000 Land Plan? It appears this may be the only way to assure compliance with the 2000 Land Plan. (Virginia Tolbert, and WATeR – William R. Waldrop)

Response: Please refer to the response to comment number C-17 of Land Use Plans and Policy.

D. The NEPA Process

Comments about the EIS process, how well the draft EIS accomplished its purposes, and procedural comments including NEPA compliance.

General

1. It is a shame that the public forum was not a question and answer (Q & A). Even the representatives from Rarity Bay (Pointe) were unable to answer questions on their intentions. (an attendee at the public meeting)

Response: The public meeting format was designed to provide information from the applicant and TVA resource experts involved in preparing the EIS. TVA experience suggests that this format tends to create a better understanding of a proposed action, provide an opportunity for everyone to comment in the same manner, and ultimately generate higher quality comments.

2. The displays and the TVA booklets were not even saying the same usages. (an attendee at the public meeting)

Response: Great effort was made to communicate information about the proposed actions and potential impacts to the environment in an understandable manner using several visual and written techniques.

3. The environmental impact statement must not have been conducted by a professional company. (an attendee at the public meeting)

Response: The EIS was prepared by TVA's scientists, technicians, managers, specialists and administrators. Personnel involved with preparing the EIS are listed in Chapter 5 of the EIS.

4. If the impacts are local, are impacts to the current local residents considered in the DEIS? (Randolph Lash)

Response: Yes, both local environmental and socioeconomic impacts are discussed in Chapter 4 of the EIS.

5. The term "mitigated" is an improper use of the word and should be replaced by "degraded." Mitigated implies to improve, moderate, or correct, but the impact on all these factors is to make them worse. This term is misused frequently throughout the document and should be replaced whenever it is used in this context. This misuse implies an effort to mislead the reader from the true effect on these factors. (WATeR – William R. Waldrop)

Response: TVA uses the definition of mitigation as provided in Council on Environmental Quality Regulations for NEPA in 40 CFR 1508.20, where potential impacts to an environmental resource would be avoided minimized, rectified, reduced, or compensated. TVA believes the use of the term mitigated is correct.

6. Water quality was listed as one of the categories of impacts investigated. However, none of the people shown as participants list water quality as their expertise. How can TVA claim to have adequately addressed this critical area

without involving those with expertise in water quality and hydrology? (WATeR – William R. Waldrop)

Response: The water quality analysis was done by a TVA technical specialist and registered professional engineer, with 12 years experience in water quality, water resources, and non-point source pollution work. The name was inadvertently left off the list of preparers in Chapter 5 in the DEIS. The final EIS will include the correct information.

7. We do not believe the (2000 Tellico Reservoir Land Management Plan) should be deviated from until or unless it is modified through the same NEPA process with public hearings and community input that brought it into being, including making the final decision regarding the potential sale. This process has not been followed. (Tod and Paula Kilroy, and Tellico Village Property Owners Association – Gary E. Grove)

Response: Changes to the Tellico Reservoir Land Use Plan by TVA, including the current one in question, are subject to review under NEPA. The NEPA process provides opportunities for community input, including public meetings. As described in Section 1.1, this EIS tiers from the June 2000, Tellico Reservoir Land Management Plan EIS. However, the actions addressed in this EIS are not a result of TVA land planning but a request from the developers to buy and use TVA land, and a request for approval of a marina.

8. Section 4.15 provides only mitigation measures as opposed to commitments. The FEIS and, ultimately, the Record of Decision should provide clear commitments. These commitments should also be more specific than the measures listed in Section 4.15. (Environmental Protection Agency – Heinz J. Mueller)

Response: TVA intends to identify those mitigation measures to which it commits in the Record of Decision.

Purpose and Need for the Proposed Actions

9. The Need for this action is not mentioned in the 'Purpose of and Need for Action' section. In section 3.9 the socioeconomics clearly shows that Loudon County is one of the fastest growing counties in Tennessee, the unemployment rate is below that of the state and nation, manufacturing employment is high, and the per capita personal income is above the state average and fast approaching the national average. Clearly the current plan for economic development is working and the community does not need for TVA to sell this land to help the community. What is the expressed Need for this Action? Other than the developers need, what Agency Need (under the definition of NEPA) does this proposed action fill? (Virginia Tolbert, WATeR – William R. Waldrop, and Robert D. Wilson)

Response: Economic development of the Tennessee Valley is a function of TVA as described in the 1933 TVA Act. Accordingly, as described in Section 1.2 of the EIS, economic development has long been one of TVA's objectives for its Tellico projects. As described in Section 1.1, TVA is responding to requests from Rarity Communities for Section 26a approval of a marina and other facilities.

Rarity Communities has requested the use of TVA property to enhance its development. These potential actions clearly pertain to long-standing TVA responsibilities; therefore TVA chose to further analyze the actions before making a decision.

10. Page 24, fourth paragraph – The only justification for this sale is that the socioeconomic benefits “would be slightly enhanced.” All other impacts are negative. How then does TVA justify proceeding with any option with so little favorable benefits and so many negative effects? (WATeR – William R. Waldrop)

Response: No decision on the proposed actions has been made.

11. TVA never defines a “need” (as defined under NEPA) for the proposed action. In fact it seems to confuse the applicants purpose and need (which has no standing under NEPA) with TVA’s (which is required by NEPA). Please explain why TVA needs to even consider this request. (Wayne Tolbert)

Response: See response to comment number D-9 on the NEPA Process.

Cumulative Impacts

12. No Cumulative impacts are addressed in the DEIS and it does not include the cumulative effects of development already planned along Tellico Lake including Tellico Village. It addresses only effects of the proposed development. (Hugh and Jody Brashear, Stephan and Carol Ellis, Caryl Gallagher, Howard and Susan Kastner, and an attendee at the public meeting)

Response: Impacts of the project, when considered together with other past, present, and reasonably foreseeable future actions, are discussed under each resource area in Chapter 4 of the EIS. For example, in Section 4.1, the potential cumulative loss of forested habitat in the Tellico Reservoir region is described.

13. It is impossible to properly value cumulative impacts in the manner selected in this DEIS. The definition of cumulative impacts (per CEQ Regulation - 40 CFR 1500-1508) are impacts of the proposed action when considered with other past, present and future actions. TVA clearly acknowledges that additional land sale requests are a reasonably foreseeable future action. Thus, TVA is obligated by law to address the potential cumulative impacts this precedent-setting action has in fostering such additional requests. The public is entitled to know the full scope of environmental impacts associated with the proposed action.

The CEQ Regulations specifically prohibit “piecemeal analysis” of related actions. Thus when actions are related to one another the agency is required to examine the full scope of all related actions even if some future actions are not fully known in detail. While TVA might not have a complete picture of the full universe of future developer land requests, it should provide a range of estimates of what might be forthcoming and the potential cumulative impacts of the actions it considers reasonably possible. That would provide a truer picture to the public of the real impacts of the proposed action.

Does TVA claim the agency is exempt from the “piecemeal” prohibition in CEQ Regulations for implementing NEPA actions?

What legal justification does TVA offer for doing NEPA analysis on a “case by case basis,” especially when the most significant environmental impacts would almost assuredly be the cumulative adverse impacts on an unplanned, patchwork development process that violates TVA’s own management plan for the Tellico Reservoir. (Wayne Tolbert)

Response: TVA considered all reasonably foreseeable cumulative impacts in this EIS. TVA assumed that all of the property along the reservoir managed by TRDA or TVA and designated for industrial, residential, or commercial recreation uses would be fully developed and based its analysis of potential impacts on this assumption. TVA does not assume that lands not designated for development uses would be re-designated and does not agree that such redesignations are “reasonably foreseeable.” TVA controls use designations of land under its control. In the event it receives future re-designation requests, the potential impacts of such requests, including cumulative impacts, would be evaluated at that time.

14. In Section 1.1 ‘Purpose’, page 1, in the second paragraph – TVA states that they evaluated the impacts associated with development of the non-TVA property that collectively makes up the Rarity Pointe project as currently contemplated by the developers. However, TVA did not include the current and future cumulatively impact of the other developments along this reservoir planned and sanctioned by TVA and implemented through TRDA. The incremental effect of this proposed development might become more critical when considering the rapid growth of other commercial, industrial, and residential developments now occurring in the lower half of the Tellico Reservoir.

It would be a violation of TVA’s NEPA implementing regulation and the CEQ Regulations (40 CFR 1500-1509) for actions of a related nature to be addressed “piecemeal.” A reasonably foreseeable future action would be for other developers to make additional land transfer requests. Even if TVA does not have specific detail for each potential request, an analysis could (and should) be done using bounding assumptions to help the agency and the public to see the true overall cumulative impact of this proposed action.

Since TVA has not chosen to include any potential development (and associated impacts) beyond those contemplated in the proposed action, then either (1) TVA will not consider further land transfer requests for private development on the Tellico Reservoir (thus a cumulative impacts analysis is not required) or (2) the agency is intentionally violating both the CEQ Regulations and its own procedures for implementing NEPA. Please clarify in the Final EIS which position is accurate. (Virginia Tolbert, and WATeR – William R. Waldrop)

Response: See response for comment number D-13 on the NEPA Process.

15. Under Alternative E, TVA argues that “none of the alternative TVA actions would generate additional cumulative impacts.” We believe this statement to be

erroneous based upon the scope defined in the paragraph containing this statement on page 98 of the draft EIS.

TVA's decision to sell public lands in this proposal must be considered for cumulative impacts analysis over the entire area under which TVA has authority and public lands holdings, the Tennessee valley. The cumulative nature of these impacts are not local to Tellico, but are reflected in the larger sense by the decisions TVA makes on land dispersal and disposition over the Tennessee valley area. At this scale, should TVA disburse these lands, there is an additional loss of public lands and habitat corresponding to yet another cumulative impact in the Tennessee valley. (Tennessee Conservation League – Mike Butler)

Response: Comment noted. See response to comment D-13 on the NEPA Process. TVA believes that cumulative impacts have been addressed appropriately in the EIS.

16. Taking into consideration that the Wildcat Rock area is already public lands, there appears to be a real cumulative impact (loss) of public land that follows previous losses of public lands during the past 40 years.

Lastly, using the logic provided within the draft EIS, only 50 acres of the Wildcat Rock area is suitable for industrial development. Thus, if the TRDA should develop the Wildcat Rock area at a later date, a substantial portion of the parcel should be able to remain in a natural state, as it is currently in public ownership, thus creating no real gain for the public in conservation acreage. (Tennessee Conservation League – Mike Butler)

Response: Please refer to the response to comment number B-30 on Alternatives.

E. Precedent Setting Decision

Comments related to the potential precedent-setting nature of the action alternatives where consideration of these actions could precipitate similar requests to sell TVA land on lower Tellico Reservoir.

1. Changing the 2000 Tellico Reservoir Land Management Plan to allow the sale of the 118 acres sets a precedent for changing the plan every time a developer has a new proposal. This will result in the development of the remaining TVA land on the lower part of the lake in exchange for land upstream. (Ray and Nancy Barrett, Stephan and Carol Ellis, Caryl Gallagher, Marvin and Iva Jinnettee, Lenny Juckett, Howard and Susan Kastner, Thomas Koch, Ken Leonhardt, William P. Long, Cris McBride, Valerie McDonald, Donald R. Miller, Earl C. Mizell, Tim P. Molgaard, Sally Oster, John and Darlene Smolik, Roger and Sandy Steward, Virginia Tolbert, Robert and Lois Tuttle, Gerald E. Veino, WATeR – William R. Waldrop, Shirley A. Wenzel, Roger and Margaret Wert, Harry and Sandra Westcott, J. Worth Wilkenson, Kay and Clyde Wilson, Robert D. Wilson, Kay Wright, Robert L. Wright, and 5 attendees at the public meeting)

Response: TVA does not view the proposed action as precedent-setting. Please see the response to comment number B-17 on Alternatives. Proposals are considered on their own merits and evaluated under a public NEPA process. Also, refer to the response to comment number D-13 on the NEPA Process.

2. Given the public concern voiced over the (precedent setting issue) why does this DEIS fail to address the most significant environmental issue raised by the Rarity Pointe request? (Wayne Tolbert)

Response: See the response to comment number E-1 on Precedent Setting.

3. If TVA chooses to disregard the previous plan and sell the 118 acres to Rarity Pointe there should be clear language preventing other future proposals from continuing to erode the original plan. (Larry Bollinger)

Response: Comment noted. Please refer to the responses to comment number D-13 on the NEPA Process and comment number B-17 on Alternatives.

F. Public Land

Comments related to the ownership, use and disposition of public land in general or on Tellico Reservoir.

1. We do not want public land sold for private development, use, or profit; it should remain undeveloped and in public ownership. (Edward R. Atkins, Art Brandt, William Buelow, Karen Caperell, E. Fisher, Panella Fricke, Caryl Gallagher, James and Jaye Hallihan, John Hebron, Lenny Juckett, Leonard and Margaret Kulik, John and Darlene Smolik, David Twiggs, Gerald E. Veino, Ronald C. Williams, Robert D. Wilson, and 4 attendees at the public meeting)

Response: TVA has historically allowed a wide variety of uses for its reservoir lands, and its responsibilities include economic development as well as natural resource conservation. On Tellico Reservoir, TVA has sought to provide a balance of uses on the land acquired.

2. This is my land as a citizen of the USA, public land belongs to the people not the government, once it is gone it is gone forever and should be preserved in a natural state for future generations. (Panella Fricke, Lenny Juckett, Rich Karakis, Earl C. Mizell, Michael Poulson, Cecil Smith, Don Wendland, and an attendee at the public meeting)

Response: Comment noted. See the response for comment number F-1 on Public Land.

3. I think it is wrong to sell or trade public land to a private developer – particularly when it is public land that has been previously designated for recreation and natural resource conservation in several land use plans. (Larry Bollinger, E. Fisher, Lenny Juckett, John Liska, Donald R. Miller, and Cecil Smith)

Response: Comment noted. See the response for comment number F-1 on Public Land.

4. This land was taken from people and belongs to the people (public), not developers that cater to the wealthy. (Amy Hayes, William P. Long, and Cecil Smith)

Response: Comment noted. See the response for comment number F-1 on Public Land.

5. I am a long term resident of Loudon and strongly urge TVA or TRDA to sell all unneeded land for it's best use. (Hamill B. Carey)

Response: Comment noted.

6. This land was taken from the original owners at a price far below its real value, it is unethical and immoral to sell it. Not only were people cheated out of their land but now they will be cheated out of using the lake too. (Janice Smith, John and Darlene Smolik, and an attendee at the public meeting)

*Rarity Pointe Commercial Recreation and
Residential Development on Tellico Reservoir*

Response: Comment noted. TVA acquires land at fair market price. Access to Tellico Reservoir will remain open to the public.

G. Trust in TVA

Comments focused on how the public perceives TVA decisions, programs, plans, and personnel.

1. This proposal violates the 2000 Tellico Reservoir Land Management Plan and public trust by the promise denying a similar request just three years ago. TVA should not change the 2000 Tellico Land Use Plan developed with extensive public input or renege on its promise to local landowners not to allow development of the TVA property on the eastern shore of Tellico Reservoir. It was supposed to not be changed for 10 years. (Edward R. Atkins, Jerry Barr, Ray and Nancy Barrett, Hugh and Jody Brashear, Karen Caperell, Barry D. Corle, E. Fisher, Panella Fricke, Caryl Gallagher, James and Jaye Hallihan, Marvin and Iva Jinnette, Rich Karakis, Howard and Susan Kastner, Leonard and Margaret Kulik, Ken Leonhardt, William P. Long, Harry and Judith Rowan, Ron Stob, Tellico Village Property Owners Association – Gary E. Grove, Robert and Lois Tuttle, WATeR – William R. Waldrop, Shirley A. Wenzel, Robert D. Wilson, and 2 attendees at the public meeting)

Response: TVA uses its land use planning process to signal its intention on how it plans to manage TVA property. However, no land use planning process is static. TVA has decided to consider a request which has potential economic development and natural resource conservation benefits.

2. An established development plan for the land around Tellico Reservoir existed when we bought our residential property in Tellico Village. This was an important reason for people to locate here, people were promised that the east side of the lake would not be developed. (Michael J. Crosby, Tod and Paula Kilroy, Randolph Lash, Ken Leonhardt, William P. Long, John and Darlene Smolik, WATeR – William R. Waldrop, and Kay and Clyde Wilson)

Response: See the response for comment number G-1 on Trust in TVA.

TVA and the Board of Directors

3. TVA should be accountable to the public and not influenced by land developers. TVA should honor their commitments and not change them with every new board of directors, so the public respects and trusts them. (Hugh and Jody Brashear, Barry D. Corle, Caryl Gallagher, Leonard and Margaret Kulik, Deborah and Roy Miller, Robert D. Wilson, and 3 attendees at the public meeting)

Response: Comment noted.

4. Maybe the TVA chairman and management should give back the bonuses until a more desirable solution could be found and you can live up to your commitments. (Michael J. Crosby, and an attendee at the public meeting)

Response: Comment noted. Members of the TVA Board of Directors do not receive bonuses. .

5. I hope that senior TVA management and board will seriously reflect on and consider my concerns. (E. Fisher, Donald R. Miller, Kay and Clyde Wilson)

Response: TVA considers comments from the public in its decision-making process.

6. I don't like TVA and the ignorant land destroying "stuffies." (Valerie)

Response: Comment noted.

7. TVA is a dictatorship, unresponsive to public opinion and we're tired of you. Our next big issue is how to decapitate you or make you more responsive to public input. Darn, I wish we had an election for your positions. (Ron Stob)

Response: Comment noted.

8. TVA should be an organization that continues to stand for integrity. (E. Fisher, and an attendee at the public meeting)

Response: Comment noted.

9. I wish our congress would redesign the whole TVA project to prevent further misuse of the public trust. (Caryl Gallagher)

Response: Comment noted.

10. This NEPA process is a meaningless exercise to justify a personal commitment by a TVA Director to a private developer? (WATeR – William R. Waldrop)

Response: Comment noted.

11. I no longer trust the TVA officials and will loath to speaking out against them and protest their appointments. (Shirley Marra)

Response: Comment noted.

12. What confidence does TVA expect the public to have in their promises when a new administration can simply ignore them? Does the agency care about public trust? (WATeR – William R. Waldrop)

Response: Comment noted.

13. Three years ago, the then TVA Chairman made a statement after the development project before them was turned down, that their land would remain for public use with no future consideration for development. Move forward three years, new Chairman, new board, new policy that TVA will entertain development proposals on an ongoing bases. (Barry D. Corle, Panella Fricke, and WATeR – William R. Waldrop)

Response: Comment noted. In 1999, the TVA Board decided to "cease efforts to develop" the Little Cedar mountain complex on Nickajack Reservoir and to "cease consideration of a proposal" for Tellico Landing on Tellico Reservoir. In a March 1999 press release, Chairman Craven Crowell stated that this action

“reflects a renewed commitment by the TVA Board to preserve public lands for the maximum benefit of the people who use them.” He also stated that “TVA will continue to evaluate requests for use of TVA lands, but proposals must be compatible with TVA’s objective of managing public lands to benefit future generations and the environment.”

14. Corporate policy ought to be more consistent than changing with each new board. (Barry D. Corle and Caryl Gallagher)

Response: Comment noted.

15. This action is a clear example of private influence circumventing the public interest through a federal agency with no checks and balances. If TVA sold this land for private development knowing the depth of public opposition, the public will lose trust in TVA and the NEPA process. (WATeR – William R. Waldrop)

Response: Comment noted.

16. I find it highly suspect that Mr. Ross and Mr. Boardman are personal friends and that Mr. Ross is getting everything he wants under alternative E plus he gets rid of a piece of property he doesn’t need or want and comes off as having made a concession. (Valerie McDonald)

Response: Mr. Boardman is not a personal friend of Mr. Ross. TVA assigned Mr. Boardman to his role as liaison to Mr. Ross for the Rarity Pointe proposal. It is becoming of Mr. Boardman’s energy and insistence on protecting TVA’s role in public property management, that TVA has been able to identify significant mitigation measures to offset the otherwise possible loss of public lands.

Money vs. Environment

17. The environment has suffered the last 100 years because we listen to the \$. When does it stop? When do reasonable people say no to the big buck? (an attendee at the public meeting)

Response: Comment noted.

18. We don’t need to increase population density and boat density just to line Mr. Ross’s Pockets. (Valerie McDonald)

Response: Comment noted.

19. Money talks and neighbors are of no value in the big picture. (public meeting attendee #13)

Response: Comment noted.

20. The only reasons I can see for a TVA sale of the 118 acres is to create wealth for Mr. Ross at the expense of the public who overwhelmingly oppose. (William Buelow)

Response: Comment noted.

21. TVA is untrustworthy as a keeper of public land and protector of the environment. TVA, is selling out to the developers with money. This is unethical and immoral. (Jerry Barr, Michael J. Crosby, Melvin R. Koenig, Amy Hayes, Joy and Bill Macklem, Shirley Marra, Roger and Sandy Steward, M. K. Waldrop, WATeR – William R. Waldrop, Kay and Clyde Wilson, and 6 attendees at the public meeting)

Response: Comment noted. TVA believes that the mitigation tract being obtained under Alternatives C or E would offer public benefits through the allocation of additional land for natural resource management and public recreation.

Decision is already Made

22. The DEIS made the sale sound like a done deal. The sale to this developer was strongly opposed during the NEPA scoping period summer of 2002. (Marvin and Iva Jinnette, Joy and Bill Macklem, and Harry and Sandra Westcott)

Response: Although TVA agreed to consider the Rarity Pointe request, the agency will not make a decision until at least 30 days after the Notice of Availability of the Final EIS is published.

23. If Mr. Ross gets what he wants I believe this entire environmental review process and environmental impact study has been a colossal waste of our tax dollars. You already made up your mind. (Valerie McDonald)

Response: Through a cost reimbursement agreement, TVA charged the applicant for the cost of the environmental review. TVA is not funded by tax revenues. TVA will not make a decision on the proposal until at least 30 days after the Final EIS is published and a Notice of Availability is published in the Federal Register.

24. The EIS's sell of the TVA Board's desire to make lands designated for Public Use available to a developer friend of TVA Board Member(s) is shameless and blatant. (Robert D. Wilson)

Response: Comment noted.

25. It is our view that the draft EIS is designed to support its recommended action. It understates the degrading of reservoir quality and the impact to boating safety while offering no redeeming contribution to the socioeconomic conditions of the area. (Tellico Village Property Owners Association – Gary E. Grove)

Response: See response to comment number G-22 on Trust in TVA.

26. This is a done deal and I strongly hate this development. Apparently if one has enough political clout and financial backing, TVA can be corrupted. (Shirley Marra)

Response: See response to comment number G-22 on Trust in TVA.

27. The EIS and this whole proceeding is a sham in my opinion. (an attendee at the public meeting)

Response: See response to comment number G-22 on Trust in TVA.

28. Entertaining the proposed sale of TVA property to Rarity Pointe is a violation of public trust. It doesn't matter what the public thinks, the decision has already been made. (John Hebreon, Joy Macklem, and an attendee at the public meeting)

Response: See response to comment number G-22 on Trust in TVA.

29. TVA obviously plans to continue with the sale of Parcels 8 and 9 to the developer, regardless of the 2000 Land Plan the per the DEIS (pg S-5) states, "Parcel 9 was allocated to protect the Tellico Village Viewshed and undisturbed woodland coves and was considered a suitable scenic corridor along the east side of the reservoir.... Parcel 8 would be managed for activities such as picnicking and hiking rather than commercial development...." That voiding of the 10 year 2000 Land Plan is a blatant misuse of the public trust. (Nils Johannesn)

Response: Comment noted.

30. The proposal and DEIS Alternative E with the sale of the land is a done deal, the meetings are just to placate the public. (Kevin Hill, Howard and Susan Kastner, Joy Macklem, Donald R. Miller, Sally Oster, Roger and Sandy Steward, Ron Stob, Roger and Margaret Wert, and 2 attendees at the public meeting)

Response: See response to comment number G-22 on Trust in TVA.

31. The prevalent feeling among most for the people with whom I have spoken with is that this NEPA process is a meaningless exercise to justify a personal commitment by a TVA Director to a private developer and that there is no point submitting comments – it is a done deal. (Virginia Tolbert)

Response: See response to comment number G-22 on Trust in TVA.

H. Use of Private Land

Comments about the existing development on private land.

1. I am not against the development of the land Mr. Ross already owns. (2 attendees at the public meeting)

Response: Comment noted.

2. I don't object to the Rarity Pointe Development itself (on private land) and I think it will be a valuable addition to the area and County. (Donald R. Miller)

Response: Comment noted.

Environmental Consequences

Sections I through R contain the comments related directly to environmental issues and potential impacts to natural resources resulting from the proposed actions.

I. Terrestrial Ecology

Comments about the potential effects of the proposed actions on terrestrial plants and animals.

1. Hopefully TVA will respect the wildlife and plants – Tellico Village puts enough strain on the environment. (an attendee at the public meeting)

Response: Existing terrestrial ecological resources, including wildlife and plants, are described in detail in Section 3.1. The anticipated environmental consequences of the proposed actions on these resources are described in Section 4.1. TVA's preferred alternative (Alternative E) provides for mitigation of anticipated impacts to terrestrial resources through the applicant's acquisition of 256 acres of property (Wildcat Rock-Wears Bend) to be placed in the public domain for long-term protection.

2. The migratory song bird habitat needs protection against fragmentation always. (an attendee at the public meeting)

Response: Interior forest and migratory songbird habitat and fragmentation issues are addressed in Sections 3.1 and 4.1 in the DEIS. Proposed mitigation under the Preferred Alternative E includes the acquisition of 256 acres of property (Wildcat Rock-Wears Bend) that includes approximately 18 acres of interior forest considered high quality habitat for numerous migratory songbird species.

3. In order to protect the natural resources on Tellico Lake TVA should enforce its previous plan and preserve all designated recreational property. (Larry Bollinger)

Response: Comment noted. As stated by EPA in its comments, good land use plans must be flexible and capable of adapting to events and changed circumstances.

4. The buffer should be 100 to 200 feet from the shoreline not just 50 feet. (Leonard and Margaret Kulik)

Response: The proposed 50-foot buffer is considered adequate to protect water quality and also provides some shoreline habitat and movement corridors for a variety of non-area sensitive resident and migratory birds and mammals.

5. The proposed mitigation area would be potentially an island in an industrial development – an isolated property, so not a true mitigation for habitat protection. (an attendee at the public meeting)

Response: Although the proposed mitigation area may be surrounded eventually by industrial development, the size of the area is considered adequate to offset the loss of terrestrial resources on Parcels 8 and a portion of Parcel 9. The

topography of the proposed mitigation area is such that it allows for maximum buffering of future adjacent development actions. Also, industrial development generally allows enough site design flexibility to allow for additional buffer areas at specific sites.

6. I have been a Tellico resident for five years and I have seen in my neighborhood that as homes have been built, bird population have gone down. The habitat disappears and so do the birds. Animals suffer the same loss of habitat. We need to keep as much habitat as we can. Once natural areas are developed, it is gone for ever. (David C. Verhulst)

Response: Potential impacts to terrestrial animals are discussed in DEIS Section 4.1. In an effort to offset the impacts to terrestrial resources, Preferred Alternative E involves mitigation that includes the acquisition and protection of 256 acres of property (Wildcat Rock-Wears Bend) that includes approximately 18 acres of interior forest considered high quality habitat for numerous migratory songbird species.

7. The sandy point to the north that is considered for a golf course would take away habitat for shore birds and sea gulls. (David C. Verhulst)

Response: DEIS Section 4.15 Environmental Safeguard No. 7 addresses shoreline stabilization, wetland enhancement and shoreline buffer zone management in this area that would help protect existing habitat for shorebirds, gulls and other shoreline wildlife species.

8. What is meant by ‘...these effects (on vegetation and wildlife) would be localized to the project lands and the immediate vicinity and would be insignificant at the state and regional level’? (Randolph Lash)

Response: This statement is specific to the types of vegetation and wildlife identified onsite that would be affected by the proposed actions. The vegetation and wildlife identified during field studies is considered to be common and widespread from a regional and state level perspective.

9. Page 66, Alternative E – The document says that “Impacts related to soil and chemical runoff can be reduced to insignificant levels with implementation of Best Management Practices”, but it does not state that those practices will be used. Where is the commitment from the developer, and how will the use be monitored and enforced? Will TVA apply this offer to other property owners along the shoreline? If not, then why not? (Virginia Tolbert, and WATeR – William R. Waldrop)

Response: The proposed mitigation measure appears in section 4.15 as commitment number 8.

10. Development in this area will have a negative impact on wildlife, resources... Where will the deer herds go after the land is sold? They will be killed on the roads by the increased traffic. (Amy Hayes and Lenny Juckett)

Response: Existing terrestrial ecological resources, including wildlife and plants, are described in detail in Section 3.1, and the anticipated environmental consequences of the proposed actions on these resources are described in Section 4.1. TVA's preferred alternative (Alternative E) provides for mitigation of anticipated impacts to terrestrial resources through the applicant's acquisition of 256 acres of property (Wildcat Rock-Wears Bend) to be placed in the public domain for long-term protection.

11. With continued loss of habitat for wildlife and with loss of connected wild spaces, the proposed action as well as Alternative E do not provide for long-term environmental protection and habitat protection for those wildlife that are currently not designated as "of concern." Surely the cumulative impacts of this and future proposals for land sales on migratory birds in need of habitat protection should be considered seriously in this EIS. (Virginia Tolbert)

Response: Cumulative impacts to terrestrial ecology resources, including migratory birds, are discussed in DEIS Section 4.1 Terrestrial Ecology. TVA acknowledges that cumulative impacts to terrestrial ecology resources are ongoing and likely to continue due to the amount of land that is zoned for development along Tellico Reservoir, in particular downstream of U. S. Highway 411. However, TVA's contribution to cumulative impacts would be lessened considerably through proposed mitigation that would replace the habitat being lost. This would be done through a land exchange at Wildcat Rock (Wears Bend) that would provide 256 acres of high-quality habitat that would be protected long-term (see Section 4.15 in the EIS - Proposed Mitigation Measure number 3). The Wildcat Rock site contains approximately 18 acres of interior forest that provides essential habitat for numerous neo-tropical migratory and resident bird species.

J. Aquatic Ecology

Comments pertaining to the analysis of potential effect to aquatic habitats in the draft EIS.

1. The section on aquatic habitats under Alternative A suggests no impacts to aquatic habitat. But this section goes on to say that development on privately owned property at Rarity Pointe would continue, so impacts related to erosion runoff from the site and development of permitted waterfront facilities would still occur. Since this statement only appears in the alternative A but would apply to all alternatives, it would suggest to me that an irrelevant and inappropriate comment was made in an attempt to offset the “no aquatic impact” statement contained in Alternative A. (Randolph Lash)

Response: Alternative A would not result in impacts to aquatic habitats attributable to the sale and subsequent development of TVA land, the marina expansion, or the disturbance of approximately 5 acres of TVA land below the 820-foot contour. This statement only appears in Alternative A because only Alternative A does not involve the sale and subsequent development of TVA land. It is true that impacts related to development of private property (which is not controlled by TVA), and any waterfront facilities permitted in the future by TVA would occur.

K. Threatened and Endangered Species

Comments about the analysis of potential impacts to federal- and state-protected species affected by the proposal.

1. Bald eagles have been observed several times on this land. As stated on page 36, “the forested setting of this project lands likely helps to maintain the integrity of bald eagle habitat on the reservoir.” On page 30, it states that “ Loudon County, where the project lands occur, is one of several counties within the Valley in which forests located within one-fourth mile of the reservoir make up at least 20 percent of total forested land in the county.” On page 31, it is conceded, “the majority of other lands surrounding the lower end of Tellico Reservoir (downstream of the U.S. Highway 411 Bridge) are owned by TRDA, and zoned for residential or industrial development.” Why is destroying this shoreline forest for conversion to residential housing not considered critical to the habit for the bald eagle? (Virginia Tolbert)

Response: In the DEIS Section 4.3, Threatened and Endangered Species, the potential impacts to bald eagles as a result of the proposed actions are described as being a slight reduction in reservoir shoreline conditions suitable for the species. Section 4.15, Proposed Mitigation Measures Number 1 describes the minimum 50-foot buffer zone that would be maintained along the shoreline periphery of Parcel 8 and a portion of Parcel 9. This buffer zone, along with the 35-foot setback for residential construction from this zone, will continue to provide some reservoir based migratory/winter roost habitat for bald eagles. In addition, Proposed Mitigation Measure number 3, which addresses the land exchange at the Wildcat Rock site, would also protect approximately 2.45 miles of high-quality riparian habitat and adjacent forest area that is suitable for current and future bald eagle use.

2. Why is destroying this shoreline forest (on Tellico Reservoir) for conversion to residential housing not considered critical to the habit for bald eagle? (WATeR – William R. Waldrop)

Response: See response to comment number K-1 on Threatened and Endangered Species.

L. Water Quality

Comments related to water quality protection and the analysis of potential impacts discussed in the draft EIS.

1. The project needs to have strong requirements for water runoff, erosion, and shoreline stabilization. The 5 acres for the golf course needs to include the requirement to stabilize the shoreline. (Lenny Juckett and an attendee at the public meeting)

Response: Commitments for water quality are listed in Section 4.15 of the EIS.

2. Explain how Rarity Pointe sewage will be handled. (Lenny Juckett and an attendee at the public meeting)

Response: During early phases, onsite waste treatment approved by TDEC and county health officials will be used. After construction of a pipe line, all sewage from the development would be treated at the Niles Ferry Wastewater Treatment Plant. This is discussed in more detail in Section 4.4, Alternative A.

3. The development and marina will impact water quality and result in more pollution, erosion, trash, run off from pesticides and fertilizers, and shoreline degradation. (Ray and Nancy Barrett, Lenny Juckett, Harry Kolassa, Joy and Bill Macklem, Ron Stob, Tellico Village Property Owners Association – Gary E. Grove, Roger and Margaret Wert, and 3 attendees at the public meeting)

Response: Expected water quality and erosion impacts are discussed in Section 4.4 of the EIS. Because TVA has no control over development of private land and the amount of development would be similar under all alternatives, impacts from development would be essentially the same whether or not TVA sells land for development. In Alternative E, the impacts of the marina would be mitigated with boat pump outs and other management practices (see Section 4.15).

4. Tellico Harbor Marina is dumping untreated sewage from houseboats into the lake. (Ron Stob)

Response: TVA has investigated this alleged incident and found no violation.

5. The high percentage of rental boats in the proposed marina will have no sanitary facilities on board which will degrade water quality. (Howard and Susan Kastner)

Response: Only approximately 4 percent of the boat slips will be designated for rental boats. Any rental boats with sanitary facilities will have access to pump-out facilities. Although any raw sewage discharge is undesirable, the large dilution and assimilative capacity of Tellico Reservoir would likely be able to maintain health risks and nutrient loading at negligible levels. Recreational boaters using Tellico Reservoir are not allowed to release untreated sewage into the Reservoir.

6. The TASS wastewater treatment plant is currently treating about 200,000 GPD (Gallons per Day), but is planning to increase capacity to 1,000,000 GPD to accommodate this and other anticipated development. This indicates that TRDA

and TVA have serious, but yet undisclosed plans for development along the eastern shoreline of Tellico Reservoir. The outfall of this plant is near Vonore. Section 3.4 states that the “ecological health of Tellico Reservoir was rated poor in 2001,” and the “most notable trend for Tellico Reservoir is the increase in chlorophyll levels, which suggest increased nutrient loading to the reservoir.” How will this additional loading introduced about 16 miles upstream affect the ecological health and water quality of this reservoir? (WATeR – William R. Waldrop)

Response: TVA has no plans for development of the eastern shoreline of Tellico Reservoir outside of the existing published management plan. The planned sewage treatment plant expansion would accommodate further growth in Vonore and surrounding communities. It would also create an opportunity to improve wastewater treatment in local areas not currently served by sewers.

Expansion of the plant at its current treatment level would increase nutrient loading to the reservoir. The increase would be small compared to the total watershed contribution, but the location of the discharge and the chemical form of the nutrients in the discharge mean that this impact may be higher than indicated by the relative magnitude. Because of this, the state may consider requiring advanced treatment at this facility during the permitting process. Advanced treatment would maintain loading at its current level or even decrease loading from the expanded facility compared to current conditions.

Even at one million gallons per day (1 MGD), this plant is relatively small, and would process wastewater from about 8000 people (assuming 125 gallons of wastewater per person per day). As the area grows, it is likely that more capacity beyond this expansion will be required

The expansion of the plant will likely take place even without the Rarity Pointe development, and the Rarity Pointe development will likely occur with or without any action from TVA. Decisions made as a result of this EIS would not influence wastewater treatment plant expansion or permit requirements.

7. Water quality is poorest in the lower portion of the reservoir where this development is planned. Why will this not contribute to a deteriorating trend of degraded water quality and ecological health in an area already feeling the effects of development and zoned for considerably more? (WATeR – William R. Waldrop)

Response: This development will make a small, incremental contribution to the trend of degrading water quality. However, this is true for any TVA action (or inaction) on this proposal, because this development will take place whatever TVA's decision. TVA's analysis of water quality effects takes into account these trends.

8. Is TVA going to prohibit the use of fertilizers on this development below the 820 mark, and enforce it, to prevent pollution of our water? (Thomas Koch, and Robert D. Wilson)

Response: Mitigation measures are listed in Section 4.15. Because of the steep slope, the 50-foot buffer required on Parcels 8 and 9 for alternatives C and E would eliminate any fertilizer use below the 820-foot contour in this area. The entire par-3 golf course would be below the 820-foot contour, so some fertilizer use would occur there. This would be minimized by management practices (see Proposed Mitigation Measure number 2).

9. Allowing sewerage to be sent the entire distance of lower Tellico Lake (to Vonore) and collecting more along the way, just so it can then float back down the currently unspoiled Tellico Lake would be very costly in dollars and loss of one of our nations unspoiled recreation areas. (Caryl Gallagher)

Response: Comment noted. Extension of sewage lines and expansion of the treatment plant are likely to occur regardless of TVA's decision.

10. We look to TVA, as manager of the Tellico Reservoir, to apply best management practices to improve and maintain water quality within the reservoir system so that the carrying capacity for the reservoir system is not exceeded. (Environmental Protection Agency – Heinz J. Mueller)

Response: Comment noted. TVA's environmental analysis took these issues into account.

11. From an environmental perspective how would development along Tellico Reservoir be controlled so that the carrying capacity of the Reservoir would not be exceeded and water quality (especially near the forebay) not be further degraded. The FEIS should discuss what TVA's role is in this regard, as well as any local zoning or other relevant measures. (Environmental Protection Agency – Heinz J. Mueller)

Response: Comment noted. TVA strives to promote conservation and management practices that maintain water quality through the implementation of programs such as the Clean Marina Initiative and Shoreline Protection Plan. Approvals for the use of the TVA land and for the construction of water use facilities under Section 26a of the TVA Act are generally contingent upon the use of best management practices to minimize impacts to water quality. Moreover, the development of the Tellico Reservoir Land Use Plan that was completed in June 2000, took into account potential impacts to the Tellico watershed in making land allocations. Notwithstanding these efforts, TVA has no control over a majority of the private activities impacting the carrying capacity of the Tellico watershed with respect to water quality.

12. The TVA preferred alternative would provide considerable additional lands in the public domain that would be allocated for conservation/recreation rather than industrial/commercial use. However, EPA has some environmental concerns with the proposed development of natural lands, a marina, and a shoreline golf course. These actions would be proximate to the forebay of the Tellico Dam and could therefore exacerbate the forebay's existing water quality degradation. While the number of residential units at Rarity would remain the same with or without conveyance and annexation of the TVA lands, the maintenance of the TVA lands as natural areas at Rarity Pointe would provide a conservation buffer

next to the ongoing development. This would reduce the extent of the impervious surfaces and thereby benefit the overall health of the Tellico River. (Environmental Protection Agency – Heinz J. Mueller)

Response: Comment noted.

M. Wetlands and Floodplains

Comments on the potential impacts of the proposed actions on wetlands and the floodplain below the 820-foot contour.

1. The par-3 golf course below the 820-foot contour will impact a wetland area and should be denied. (an attendee at the public meeting)

Response: Wetland impacts would be mitigated if TVA approves any of the action alternatives.

2. The proposal includes a par-3 golf course below 820 foot elevation, this is inconsistent with the stringent TVA restrictions avoiding the use of land below 820 foot elevation. (Edward R. Atkins, Hugh and Jody Brashear, Marvin and Iva Jinnette, Howard and Susan Kastner, Leonard and Margaret Kulik, Robert and Lois Tuttle, WATeR – William R. Waldrop, Shirley A. Wenzel, and Harry and Sandra Westcott)

Response: The property where the par-3 golf course is to be developed is designated for recreation. In addition, golf course development below elevation 820-feet is an acceptable use for TVA property when the adjoining property, (Lower Jackson Bend) is designated for commercial recreation. TVA has authorized the use of land below elevation 820-feet at existing golf courses on Tellico. A variety of other private, public and commercial recreational facilities are permitted below the 820-foot contour where necessary land rights exist.

3. How does TVA justify this violation of their policy (placing a golf course below the 820 foot elevation) without offering the same provisions to others? Where has the potential impact of this provision been addressed in this document? (Thomas Koch, Virginia Tolbert, WATeR – William R. Waldrop)

Response: Development of the par-3 golf course would not be inconsistent with TVA policy. See response to comment number M-2. Best management practices to protect water quality will be a commitment of approval if this proposal is accepted. The impacts of the par-3 golf course have been evaluated in the EIS.

4. Are all of TVA's rules and policies being relaxed just for Rarity Pointe, or can anyone else develop below the 820 elevation now? (Thomas Koch)

Response: The same policies and guidelines apply to everyone on Tellico Reservoir including Rarity Pointe. See response to comment number M-2.

5. Given the ongoing denuding of the land purchased by the developer from TRDA, how does TVA hope to have ANY assurances of land and water quality protection with construction within the 820 area? (Virginia Tolbert)

Response: If TVA chooses any of the action alternatives, TVA would require the Applicant to follow the wetlands mitigation plan found in Appendix C, this includes a buffer for wetlands and water quality protection. Also, there are additional mitigation measures for land and water quality protection found in Section 4.15.

N. Recreation

Comments related to recreation use and needs on Tellico Reservoir, or the operation of the proposed resort as presented in the draft EIS.

1. Our country has been inundated with golf courses and developments. (Lenny Juckett, and an attendee at the public meeting)

Response: The National Golf Foundation reports that in recent years the supply of golf courses could exceed demand. However, given the correct market environment and physical setting, golf course development can be successful. The concept for Rarity Pointe places a high priority on golf being a significant element of the commercial recreation activities to serve property owners and members of the public. The developer has been successful with other residential/recreation lakefront developments.

2. Why weren't recreation facilities developed on the property (parcel 8 and 9) in dispute now? (Kay Wright)

Response: Lack of public access made it infeasible to develop recreation facilities on parcel 8. Parcel 9 is allocated for natural resource conservation, and recreation facilities were not considered.

3. Who would build future recreation facilities on the exchanged properties? (Kay Wright)

Response: The Wildcat Rock mitigation property would be owned by TVA. Potential development and management could involve TVA, public agencies, and/or non-profit partner organizations. TVA would likely develop, or cause to be developed, a parking area and trails for visitor use of the exchange property.

4. The analysis of planned and existing docks in the area serves as the basis for estimating the future boating density. However, this procedure likely significantly underestimates the number of future boaters. A recent survey of residents of Tellico Village revealed that the number one reason that people bought property and moved there was access to the lake. Tellico Village currently has a population of slightly more than 5,000, but is expected to grow to about 12,000 in the next 20 years. The number of people desiring to own boats and use the lake will quickly exceed the number of boat slips available; consequently, people will make provisions for storing their boat and trailering it to a ramp as many currently do. (WATeR – William R. Waldrop)

Response: Comment noted. Reservoir boating is driven in part by the public's ability to access the reservoir from private residential docks, public boat ramps and marinas. In the analysis, TVA did consider the impacts of individuals trailering their boats to boat ramps. Please refer to the response to comment number N-20 on Recreation for anticipated effects of boating saturation.

Resort Operation

5. The DEIS says that the developer can change the land use as they see fit. There are no safeguards for the public. (an attendee at the public meeting)

Response: Any proposed land use or development of TVA land must be in accordance with the land use allocation specified for each tract in the Tellico Reservoir Land Use Plan. A proposed use that is inconsistent with the plan is subject to TVA Board approval of a land use allocation change. This action requires a comprehensive review of environmental impacts under NEPA. Land use allocation changes for TRDA land, and deed modifications for former TRDA land are also subject to TVA approval and NEPA review. Any development on private land is bound by the parameters of the transfer instrument (i.e. deed).

6. The developers contradict the former TRDA land being restricted to rental dwellings. (an attendee at the public meeting)

Response: The former TRDA land (Lower Jackson Bend) is restricted to commercial recreation development in accordance with Contract TV-60000A, and no primary permanent residences are authorized on this tract.

7. Some people were told they could build whatever they wanted at Rarity Pointe (an attendee at the public meeting)

Response: The "118-acre" tract of land the developer proposes to purchase from TVA may be used for permanent dwellings, golf course, clubhouses and other purposes. The deed to this property would contain covenants as needed to protect TVA and the public's interest. Development and use of the 219-acre former TRDA commercial recreation tract (Lower Jackson Bend) would be administered in accordance with Contract TV-60000A, Attachment B (Developmental Standards for Commercial Recreation). In addition, use and development of the property would be subject to local and state ordinances or regulations.

8. I would also like to know how TVA or TRDA will enforce the commercial recreation designation for the applicable land designation as such in this proposal. How will they ensure that permanent residents do not reside in this area? Who monitors the developer? (Barry D. Corle, Caryl Gallagher, and 2 attendees at the public meeting)

Response: The commercial recreation designation is enforceable through compliance with deed restrictions attached to the property.

9. DEIS page A-86 in the "Declaration of Covenants, Conditions and Restrictions for Rarity Pointe" states, "This recreational use restriction may be repealed upon the execution of a subsequent declaration by the Declarant and consented to by the Zoning Agency." That seems to solve the puzzle of how Mr. Ross has no mention of the restriction in the Covenants and Restrictions. All he has to do is go to the "Zoning Agency" and request that the "recreational use" restriction is either allowing or intentionally building that escape from the TVA restriction. (Nils Johannesen)

Response: TVA is the holder of the deed restriction on the former TRDA property. TVA has not been asked to remove this restriction.

10. The density and location of townhouses around the golf clubhouse is not desired and should not be permitted. (W. J. Drerup)

Response: Comment noted.

11. I came away from the (last public meeting) thinking that the 118 acres Mr. Ross is trying to obtain would be golf course. His proposal now shows condo units (240 units) with the golf course inland. This is unacceptable. (Art Brandt)

Response: Comment noted. The Applicant's proposal has not changed with regard to location of the condo units and the golf course.

12. The 2.8 units per acre appear to be misleading, how is it calculated? The real concentration will be more in residential area as some of the land will be used for the golf courses and infrastructure. (James and Jaye Hallihan, Randolph Lash)

Response: Using the total acres (657) and the proposed number of units (1,200) the units per acre were calculated in the following manner.

216 acres of TRDA land--523 units divided by 216 acres = 2.42 units/acre
118 acres of TVA land--325 units divided by 118 acres = 2.75 units/acre
323 acres of private land--352 units divided by 323 acres = 1.08 units/acre

The concentration of units per acre would increase based on the amount of land put to other uses (i.e., marina, golf courses, clubhouse, road and other infrastructure).

13. How can a gated community offer recreation and shopping benefits to area residents. (Marlene Lash)

Response: Access to and use of the amenities would be available to members of the public who are customers of the resort, also some retail shopping would have public access.

14. What is the process for reviewing floor plans, site plans, architectural guidelines, etc.... (Marlene Lash)

Response: The developer would be responsible for compliance with any local/state zoning regulations, building, and other permit requirements. TRDA would be responsible for assuring compliance with Contract TV-60000A, Attachment B, Development Standards for Commercial Recreation on its former property. TVA may review site plans to assure that the 35-foot setback requirement from the TVA sale boundary is being maintained.

15. Mr. Ross's venture wants the TVA 118 acres to enhance the value of his recreation facilities and amenities giving way to less crowding of amenity structures on his site thus increasing overall value for each unit or lot. (Leonard and Margaret Kulik)

Response: Comment noted.

16. Page 43, last paragraph – The document states “the number of big game (deer) hunters remained steady with a significant increase in the total amount spent by hunters.” “The increased use of this property for hunting reflects the growing popularity of deer and turkey hunting in conjunction with a shrinking land base to support such recreational pursuits....” This project will convert public land now used by hunters to private property with restricted access. What is this negative recreational and economic impact to Loudon County and the local area? (Virginia Tolbert, and WATeR – William R. Waldrop)

Response: Impacts to recreational hunting opportunities across the various alternatives are discussed in Section 4.6 Recreation. Reasonably estimating the economic impact on the loss of hunting opportunities on Parcel 8 and a portion of Parcel 9 is difficult because precise user data is not available for this area. However, under Alternative E, the applicant would be required to secure the Wildcat Rock site on Wears Bend for the long-term protection of natural resources and recreational use opportunities, including hunting (see Section 4.15 - Proposed Mitigation Measures, Number 3). Although this area is now available for hunting uses under a short-term agreement between TRDA and TWRA, the planned future development of the site would preclude these activities. While Alternative E would eliminate some recreational hunting opportunities in the short-term, it would replace the 118 acres lost with a 256 acre parcel to be protected for long-term resource protection and multiple recreation uses, including hunting.

17. Page 1 suggests that some of the residences at Rarity Pointe would be second homes. To the extent feasible, the FEIS should estimate the percent of the 1,200 units that might second homes since the residents in such seasonally inhabited residences could be expected to generate less pollution at Rarity Pointe due to their seasonal absences, and therefore would reduce cumulative impacts. (Environmental Protection Agency – Heinz J. Mueller)

Response: Approximately 45 percent of the 1200 units would not be primary permanent residences. This was considered in the analysis of the EIS.

18. The FEIS should discuss the number of units per acre. Page 71 suggests that under the No action Alternative, and assuming 165 acres for the golf course, there would be approximately 2.8 units/acre on some 374 acres (ie: 657 total acres -165 golf course acres -118 TVA acres). The expected number of people that would live at Rarity Pointe should also be estimated. The FEIS should estimate and discuss these figures so that a sense of development density and population can be predicted. (Environmental Protection Agency – Heinz J. Mueller)

Response: Comment noted. Population estimates including permanent residents appear in Section 4.9 of the EIS. Density figures were included in both the Recreation and Visual Impacts sections. The unit density used in the Recreation analysis does not take into account the unbuildable area of the proposed project, as its purpose was a relative comparison of unit changes (see response to comment number N-12). A more detailed calculation of housing unit density was used in the visual impact analysis (see section 4.8) since that analysis was dependent on site specific numbers.. This information is as follows:

FACILITY ITEM	TVA PROPERTY	PRIVATE PROPERTY
	(Facility footprint--Acres)	(Facility footprint--Acres)
Golf Course — Club house	38	122
Retail shopping and sales	0	6
Marina land development	3.6 (26-a) permit	5
Lodge, spa, rental cabins	0	10
Roads --- Utilities	16	52
Dwelling Units *	64	344

* Dwellings can be defined as: Cabin rental units, condominium units, residential housing, seasonal (non-year around) residential dwellings, etc.

Dwelling Units per Acre Calculations:

Private Property --- 539 total acres less 195 for other development, leaves 344 acres for 875 dwelling units. Approximately 2.54 dwellings per acre.

TVA Property --- 118 total acres less 54 acres for other development, leaves 64 acres for 325 dwelling units. Approximately 5.07 dwellings per acre. Please note that the increase in density relates to multiple units or levels within a single condominium structure.

Total Project --- 657 total acres less 249 acres for other development, leaves 408 acres for 1200 dwelling units. Approximately 2.94 dwelling units per acre.

19. It is clear that the developer currently plans to construct 1,200 units with or without the conveyance of the TVA lands. It is less clear if the scope of the developer's proposal could change and if such a change would increase the density of the residential units at Rarity Pointe. (Environmental Protection Agency – Heinz J. Mueller)

Response: The Development Plan Summary states that if the No Action alternative was chosen “dwelling unit size and values would need to change to achieve the total number of units and unit values necessary to produce the projected gross revenues...” The developer would build high-rise condominium buildings to achieve a higher unit count vertically or reduce the size of one-story unit lots. See Section 4.6, Alternative A.

Marina and Boating

20. A 500 boat marina would have a negative impact on this part of the lake which already has a large marina. Can this part of the lake handle the additional traffic plus the boat generated pollution. The traffic is already so heavy in this area especially during peak holidays and weekends that residents avoid usage

because of safety. (Hugh and Jody Brashear, Karen Caperell, Carl W. Clarke, Stephan and Carol Ellis, Marvin and Iva Jinnette, Lenny Juckett, Howard and Susan Kastner, Harry Kolassa, Leonard and Margaret Kulik, Joy and Bill Macklem, Earl C. Mizell, John and Darlene Smolik, Robert and Lois Tuttle, Gerald E. Veino, Shirley A. Wenzel, Harry and Sandra Westcott, and an attendee at the public meeting)

Response: The marina is replacing the previously-approved International Harbor Marina. The effects of additional boat traffic have been estimated from the marina, as well as from the addition of private water use facilities within Tellico Village and other private property within the 22-mile boating use zone. The boating public has tolerated a fairly high boating density level on weekends and holidays based on available data and analysis assumptions. Weekdays continue to exhibit very modest use levels. When density levels reach the point of intolerability during any period of time, boating use patterns may change. This could result in weekday boating increases, a decrease in weekend boating activities, or the use of less-congested reservoirs. There are continuing annual increases in boat registrations in Tennessee and increasing boat sales nationwide, as well as the continued popularity of boating in the region. Boaters who do not adhere to environmental regulations for water pollution are subject to regulatory enforcement by TDEC. The new marina would have pump-out facilities to appropriately accommodate the handling of waste water.

21. What impact or limitations will 500 additional boat slips place on future lake front development elsewhere up or down river? (an attendee at the public meeting)

Response: The marina development is not anticipated to have a direct effect on the development of private water use facilities on other lakefront property. Anyone having the proper land rights may apply for a permit to construct water use facilities. Each would be reviewed based on its own merits and environmental effects, including cumulative effects.

22. The area surrounding the proposed marina is quite shallow. To accept boats of the proposed size will almost certainly require extensive dredging on a regular basis, and will also result in excess sediment being stirred up by prop wash. Neither will be good for the lake or the river environment. (Nils P. Johannesen)

Response: The preliminary marina plans for the dock layouts do not call for dredging to accommodate the proposed rental wet slips. However, approximately 10,000 Cubic Yards (90 feet by 650 feet) of dredging is anticipated between the docks and shoreline to improve boat maneuvering. Impacts of dredging are evaluated in the final EIS. TVA and the U. S. Army Corps of Engineers routinely consider dredges where necessary to accommodate water use facilities. If dredging is approved, appropriate Best Management Practices and commitments for water quality and aquatic ecology would be required.

23. The proposal will add more boat traffic on the lake which is already too much, it will be dangerous and unpleasant. (Stephan and Carol Ellis, Lenny Juckett, Harry Kolassa, Leonard and Margaret Kulik, and 2 attendees at the public meeting)

Response: Please see response to comment number N-20 on Recreation.

24. The marina is in a congested area and should be reduced in size. (Nils P. Johannesen, Earl C. Mizell, and an attendee at the public meeting)

Response: See response to comment number N-20 on Recreation and B-3 on Alternatives.

25. The proposed marina has provisions for 529 docks. This marina will be located about 3 miles from the Ft. Loudon Marina that currently has 585 docks and is known as the largest marina in Tennessee. The data presented shows a trend of an increasing accident rate with the number of boats in the area. By permitting two such large marinas in such proximity, why is TVA allowing a dangerous boating situation to develop in this area? (Virginia Tolbert, and WATeR – William R. Waldrop)

Response: The current marina plans call for 549 docks. TWRA has taken measures to help control boating speeds by placing “Congested Area” and “No Wake” buoys in heavy boating areas on Tellico Reservoir. Along with other law enforcement personnel, TWRA has increased their presence on the water during heavy boating periods. The DEIS states that “boating accidents in the State have steadily increased since 1983.” However, TWRA’s Boating Accident Reports for 1999, 2000 and 2001 indicate the following total number of boating accidents for the two reservoirs during this three year period: Fort Loudoun Reservoir - 15, 5, and 4; Tellico Reservoir – 3, 7, and 3. Boating accident data do not necessarily reflect an upward trend on Fort Loudoun and Tellico Reservoirs.

26. The DEIS supports the conclusion that there will be an excess of boats in the area. (Earl C. Mizell)

Response: The DEIS concluded that there would be an increase in the number of boats, the water surface acreage per boat could diminish, and boaters may have to change their boating habits. An ultimate determination of whether there are too many boats in any given area is a judgment call which would have to be made by boaters or the Tennessee Wildlife Resources Agency, which is responsible for managing the waters of the State of Tennessee.

27. EPA recommends that the measures established in the TVA Clean Marina program be implemented in construction and operation of the proposed full-scale marina if an action alternative is selected. These measures should also include avoiding the use of lumber preserved with arsenic-based chemicals to prevent the leaching of arsenic into the reservoir from marina decking and pilings. Measures should also address avoiding the use of Styrofoam materials since these often break apart and then become unsightly, difficult to recover, and slow to biodegrade. (Environmental Protection Agency – Heinz J. Mueller)

Response: The Tennessee Valley Clean Marina Initiative (TVCMi) is a voluntary program. However, approval of the marina would be conditioned to assure that important TVCMi criteria are met (see Section 4.15 Proposed Mitigation Measures). A Spill Prevention Countermeasures and Control plan would be required for fuel storage and handling facilities. The owner/operator would be

required to provide and maintain pump out facilities for marine waste. Likewise, BMPs would be required to control such things as erosion and protect surface water quality. In addition, the applicant for the marina has demonstrated strong support of the clean marina initiative at Fort Loudon Marina, which met the requirements for and recently received Clean Marina Certification. TVA's Section 26a approval will be conditioned upon the requirement that all styrofoam used as part of dock flotation will be encased.

28. The developer has stated that there will not be private docks permitted in this proposed development. Is TVA planning to hold the developer to this over the long term or is this an empty promise for shoreline protection? (Virginia Tolbert)

Response: This will be a condition of any TVA approval (see Section 4.15).

O. Cultural Resources

Comments associated with the identification and protection of archaeological and historical resources as presented in the draft EIS.

1. We find that the project area for the proposed development contains no archaeological resources eligible for listing in the National Register of Historic Places. Our office concurs that any additional land areas acquired by TVA or impacted by the project (trail terminal) would be subject to our existing memorandum of agreement for Tellico Reservoir and must undergo a phased process of identification and evaluation of historic sites. We have no objection to the implementation of this project. (Tennessee Historical Commission – Herbert L. Harper)

Response: Comment noted.

2. The DEIS indicates that no cultural survey was done on the Wildcat Rock Site. Shouldn't this be done to be sure TVA could use the land as intended if they get it. Will the public be left with the cost of a future survey? (Randolph Lash)

Response: The Wildcat Rock Site (256 acres) has not been investigated for historic properties (cultural resources). Once acquired by TVA, the property would be subject to surveys, evaluations and if necessary, mitigation or treatment plans prior to ground disturbance, development, or transfer per the conditions of the existing Tellico Land Management Plan Memorandum of Agreement and applicable legal authorities.

P. Visual Impacts

Specific comments on the analysis of the impacts to visual resources on Tellico Reservoir from the proposed actions.

1. TVA is advocating Alternative E which takes highly visible and critical viewshed land and transforms it from excellent to poor. This would substantially alter landscape and adversely change the viewshed of a minimum of 250 homes and is without mitigation. Why is there no mitigation for the visual impacts to Tellico Village? (James and Jaye Hallihan, Leonard and Margaret Kulik, Randolph Lash, and an attendee at the public meeting)

Response: Impacts to the Tellico Village viewshed are already occurring as development proceeds on the developer's private property. TVA has indicated that it currently prefers Alternative E. This alternative mitigates most of the environmental impacts such as loss of public land, recreation, and terrestrial habitat, but, would still add to the impact of the viewshed from Tellico Village. Alternatives A, C, and D would have less viewshed impact due to reduced development area, but they would have less mitigation benefit for other resources. TVA has concluded that there is no reasonable or practical means of mitigating viewshed impacts of the proposed development. The preferred alternative E would include several commitments including a 50 foot buffer, no residential lake access, and a 35 foot building setback that would help minimize disturbance at the shoreline, see Section 4.15.

2. The 118 acres are a major residential viewshed as described in the DEIS, but by the time Rarity Pointe is done with the land it will have a residential density of over 4 units per acre and be the eyesore of Tellico Reservoir. This is unreasonable, greedy, and totally unacceptable. (Leonard and Margaret Kulik, Art Brandt, Roger and Sandy Steward, and an attendee at the public meeting)

Response: See response to comment number P-1 of Visual Impacts. The residential density would be similar to other large residential developments on Tellico Reservoir which average about 2.5 units per acre and range from 1 to 4 units per acres.

3. I am truly distressed over the number of trees which already have been hacked down. Why do they have to take every tree down, it a real eyesore. (Lenny Juckett, and an attendee at the public meeting)

Response: Comment noted. The trees removed to date have been on the developer's private property.

4. The visual beauty and natural qualities of the eastern side are what makes the difference in the high quality of Tellico Lake. I believe the shoreline should be left undisturbed and for everyone's enjoyment. Preservation of undisturbed reservoir lands were among the most frequently expressed public concerns during the review for the Tellico Land Plan. Do not give it away. (Harry Kolassa, Leonard Kulik, Valerie McDonald, Roger and Sandy Steward, David C. Verhulst, Kay and Clyde Wilson, and an attendee at the public meeting)

Response: TVA recognizes that visual attributes and natural scenery are important to people using and living on Tellico Reservoir. The preferred

Alternative E would include several commitments including a 50-foot buffer, no residential lake access, and a 35-foot building setback that would help minimize disturbance at the shoreline (see Section 4.15).

5. At least have Mr. Ross revise his proposal to include a buffer to keep the shoreline pristine and the visual deterioration minimal. (Art Brandt, and an attendee at the public meeting)

Response: A 50-foot buffer is proposed in Alternative E for water quality protection and to provide some visual protection on the approximately 118 acres and surrounding the par-3 golf course. Surrounding the approximately 118 acres, the buffer zone would extend back 50 feet from the full pool elevation of 813., and the vegetation is intended to remain essentially undisturbed. The main purpose for this zone is to help protect water quality, but it would also help retain the natural scenic character near the water's edge. The buffer zone would likely screen some views from nearby boat traffic, but would not provide much screening for the residential viewshed due to the elevated areas of development.

6. Look at the poorly developed condo areas in Tellico Village, we don't need any more of this in this beautiful area. (Art Brandt)

Response: Comment noted.

Q. Socioeconomics

1. A review of this proposal has found no conflicts with our plans or programs. (East Tennessee Development District – Terrence J. Bobrowski)

Response: Comment noted.

2. What are the comparable appraised values of the 118 acres vs. 256 acres? Why was this information not available to the public? How will the public get at least equal value? What profit will TRDA realize from the sale? (Donald R. Miller, and 3 attendees at the public meeting)

Response: TVA appraises property which is to be sold to set the price which TVA will accept. The sales price will be made public once the appraisal process is completed. TRDA will not receive any money from the sale of the TVA land. If either Alternative C or E is selected, then, according to contract TV-60000A, TRDA would receive the appraised value of the 256 or 60 acres (Wildcat Rock tract). Also, under a contract provision that provides a mechanism for compensating TVA for the land it originally transferred to TRDA while taking into account certain TRDA activities to enhance the value of the land, up to 50 percent of the unimproved land value would go into one or more escrow funds for payment to TVA or for other reservoir uses approved by TVA.

3. The additional 62 acre sale (Alternative E vs. Alternative C) gives the developer 300 plus home sites for huge profits – will the tax payers receive the true value and where will it be applied? Will it help reduce TVA's debt or will the little people be charged higher rates in favor of businessmen? Where is the money going and how does sale of the land benefit the majority of the public? (2 attendees at the public meeting)

Response: Proceeds from the sale of all TVA land and property goes into the TVA general fund where it can benefit other Resource Stewardship activities.. The potential benefits of the land sale are discussed in Chapter 4 and summarized in Section 2.4.

4. The transfer of the 118 acres is not in the long-term best interest of the community and does not benefit the public. (Chris McBride, and Roger and Sandy Steward)

Response: Comment noted.

5. I support this development, a development of this kind is positive for this area. (Hamill P. Carey, and 3 attendees at the public meeting)

Response: Comment noted.

6. A lot of people are here (at the public meeting) from other developments and just afraid their property values will go down. They say they are environmentalist but they are not. (an attendee at the public meeting)

Response: Comment noted.

7. Who is making the most money on this deal? The resulting profit to the developer will be in the millions of dollars. (2 attendees at the public meeting)

Response: Comment noted.

8. In any sale to the developer we lose natural assets that can not be replaced. Losing a natural asset is more of an economic detriment than any gains that could be attained. Rarity Pointe would destroy the peaceful and attractive environment for many residents in Tellico Village. Property values and tax revenues would go down. (Michael J. Crosby, Randolph Lash, John and Darlene Smolik, and David C. Verhulst)

Response: It is difficult to support the contention that losing a natural asset categorically constitutes a greater economic loss than any economic gains that could be realized from alternative uses of that asset. The impact of the proposed development on the property values of those in Tellico Village is largely speculation. Increasing the supply of homes in any area could theoretically reduce the value of existing homes or limit appreciation. However, homeowners in any area cannot expect real estate development to be limited in order to maximize the value of their own property. Another concern involves the potentially negative impact of environmental changes (e.g., loss of a “peaceful and attractive” setting) on property values. To some extent, these changes must be considered part and parcel of real estate investment/ownership. Empirically, it is very difficult to say what the impact of the proposed development would be on existing home values. In response to similar concerns about development on lakes, the US Army Corps of Engineers have maintained that increased development does not seem to negatively affect property values (Public Comments, Greers Ferry Lake Shoreline Management Plan Final Environmental Impact Statement, April, 2002). It is not likely that the property values of existing home owners will suffer.

9. I think that the residents of Tellico Village are worried about competition with Rarity Pointe or Rarity Bay. (Sloan Wilson)

Response: Comment noted.

10. The socioeconomic data in the DEIS do not support the need for economic stimulation in Loudon County where the growth rate, income level, and unemployment rate is among the best in the state. (Hugh and Jody Brashear, Marvin and Iva Jinnette, Peg and Doug Kahr, Howard and Susan Kastner, Tellico Village Property Owners Association – Gary E. Grove, Robert and Lois Tuttle, M. K. Waldrop, and Harry and Sandra Westcott)

Response: Comment noted. Although Loudon County’s economic indicators are higher than those for many other counties, this development proposal is somewhat unique to Loudon County and is not an opportunity that can be transferred to another county.

11. The area needs higher paying jobs than the building trades and golf course maintenance jobs brought by Rarity Pointe. (M. K. Waldrop)

Response: Comment noted. It is true that many of the jobs associated with this project are not high-paying. However, higher paying jobs likely would be associated with industrial development that would be more intrusive and perhaps less welcome in a residential and recreational setting.

12. The project would result in increased road traffic, lack of infrastructure to handle the increased population, degrade the environment, and less desirable place to live. (Marvin and Iva Jinnette, Joy and Bill Macklem, Howard and Susan Kastner, Ron Stob, and Harry and Sandra Westcott)

Response: Comment noted. The impacts of the proposed development on traffic, infrastructure, and population are evaluated in Chapter 4, particularly in Section 4.9 of the EIS.

13. The development will bring in a transient population which is good for revenues but will these people respect the lake the way full time residents will. (an attendee at the public meeting)

Response: Comment noted.

14. Has this DEIS factored in the negative effect on property value for those whose viewshed is being degraded by this land sale? (WATeR – William R. Waldrop)

Response: See response to comment number Q-9 on Socioeconomics.

15. If the lake becomes unsafe and unpleasant for boating because of overcrowding, it will deter people from relocating in this area. This will result in a reduction of property value. This negative socioeconomic impact was not factored into the analysis. Please include this factor as a counterbalance to the perceived positive impact of increased tax revenues. (John and Darlene Smolik, and WATeR – William R. Waldrop)

Response: Establishing a connection between lake usage (or “over usage”) and property values would be very difficult. The impact of increased lake usage caused by the proposal on property values would be speculative. However, there is no reason to think that the proposed action would lead to “unsafe and unpleasant” boating because of overcrowding. The proposed marina would not exceed the existing harbor limits previously established by TVA for a former marina at the same site. And there were be no recreational boat user complaints in this regard during the operation of the former marina, which the proposed marina would replace. It is not likely that the property values of existing home owners will suffer.

16. The analysis includes positive aspects of the development but does not adequately address the negative aspects such as the increased demand of county services associated with low wage employees or the decrease in property values due to overpopulation and unsafe boating conditions. (Virginia Tolbert, and WATeR – William R. Waldrop)

Response: The number of low wage employees permanently relocating to Loudon County will be minimal. As to property values and other aspects of the development, see response to comment number Q-9, Q-18, and Section 4.9 on socioeconomic in the EIS.

17. (The analysis) also fails to include the need to relocate such low wage employees to a county that has had full employment for several years. (Virginia Tolbert, and WATeR – William R. Waldrop)

Response: As noted, many of the workers may commute from surrounding counties (within the Labor Market Area), particularly during construction. Permanent employment is small enough to have very little impact on Loudon County.

18. The revenue generated from property taxes on residents located on Parcels 8 and 9 will be assessed at residential rates. Therefore, this property will provide significantly less tax revenue than all property assessed at commercial rates on the former TRDA land zoned for commercial recreation. Thus, the incremental benefits from the sale of the TVA land will be less. (Virginia Tolbert, and WATeR – William R. Waldrop)

Response: Residential property assessment rates are lower than commercial rates. However, if these parcels are not developed as proposed, there is no reason to think that (higher tax generating) commercial development will occur.

19. The Loudon County Economic Development Agency targets industrial development with higher incomes and tax rates instead of residential housing as their goal. Consequently, this planned action is inconsistent with the economic goals of Loudon County. Why is TVA pursuing an economic development strategy in conflict with Loudon County? (Virginia Tolbert and WATeR – William R. Waldrop)

Response: The proposed actions by TVA are not in conflict with Loudon County's economic development strategy so much as a complement to it. Furthermore, if the proposed site is not deemed suitable by TVA for industrial development, then the proposed development may be a good alternative.

20. Sale of TVA public land is in direct conflict with the views of most Loudon County residents. (Donald R. Miller, and Kay and Clyde Wilson)

Response: Comment noted.

21. Sale of this land is inconsistent with the planned development of Tellico Village. (Stephan and Carol Ellis)

Response: Comment noted.

22. The EIS doesn't mention that further commitment to housing (especially gated communities) is not in keeping with Loudon County's Land Use Objectives. (Robert D. Wilson)

Response: See response to comment number Q-19 on Socioeconomics.

23. An overheated construction economy in Loudon County is generating excessive inflationary costs in the construction industry at the expense of the small contractor and the ultimate buyer. (Tellico Village Property Owners Association – Gary E. Grove, and Robert D. Wilson)

Response: It is conceivable that a temporary increase in home construction costs could result if the proposed project strains the existing supply of local construction workers. However, the large labor market around Loudon County would tend to minimize this effect. There is no reason to think that small contractors would be adversely affected by the increase in construction associated with the proposed development.

24. TVA must take into consideration more than just the developer's revenue stream and profit. Besides the environmental issues, the negative human impacts should take priority. (Melvin R. Koenig and Randolph Lash)

Response: Comment noted. TVA considers human impacts in its EIS and in its decision.

25. Although we are aware of the TVA mandate for economic development of the Tennessee Valley and assistance in this regard by TRDA, management of reservoir health should also be fully considered in selectively siting that economic development and minimizing developmental impacts. (Environmental Protection Agency – Heinz J. Mueller)

Response: As indicated by the analysis done for this EIS, TVA does take into account reservoir health and has identified a number of measures to avoid or reduce potential impacts (see Sections 4.4 and 4.15).

R. Air Quality

Comments about the analysis of the potential impacts to air quality and compliance with air quality regulations.

There were no substantive comments on air quality.



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Public Notice

Tennessee Valley Authority

March 25, 2003

Proposed action

Sale of TVA land for construction of Rarity Pointe Commercial Recreation and Residential Development

Location

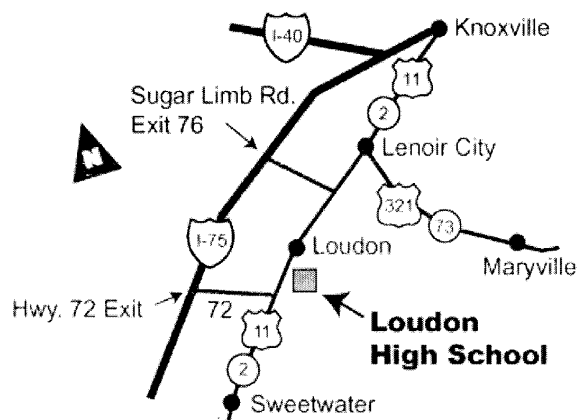
Lower Jackson Bend area, Tellico Reservoir, Tennessee

Description

The request includes the sale of 118 acres of TVA land and permits to use an additional nine acres for residential and commercial recreation purposes. The total development consists of approximately 621 acres and includes residential homes, a marina and lighthouse, a lodge and spa, rental cabins, par-3 and 18-hole championship golf courses, and retail shops.

A public informational meeting will be held from 5 p.m. to 9 p.m. on Thursday, April 10, at Loudon County High School, 1039 Mulberry St., Loudon, Tennessee 37774. Registration will begin at 5 p.m. and presentations will be made at 6:00 and 7:30 p.m. The purpose of the meeting is to obtain public input on the Rarity Pointe draft environmental impact statement (DEIS), which outlines the five alternatives considered by TVA for the property. View the [meeting agenda](#) (PDF file, 63 kb).

Directions to TVA Public Informational Meeting



TVA is interested in receiving comments on the DEIS and the proposed action and in identifying any other issues associated with this proposal. These comments will be used in reaching a decision concerning the proposal.

For more information, contact Spencer Boardman at 865-632-1550 or sdboardman@tva.gov. If you would like to attend the meeting and have special needs, please contact him at least five days before the meeting.

View the complete Rarity Pointe [draft environmental impact statement](#).

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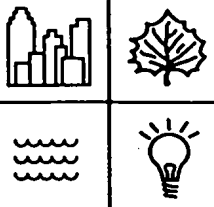
PAPER Lenoir City News-Herald
CITY Lenoir City, TN
DATE 3-23-03 PAGE 1

Rarity Pointe meeting set for April 10

A public information meeting on the proposed Rarity Pointe commercial recreation and residential development is planned 5-9 p.m. Thursday, April 10, at Loudon High School.

The Tennessee Valley Authority (TVA) reported its draft environmental impact statement (DEIS) notice of availability for the project should be initiated around the end of March. Area residents would then be able to review the document on the TVA Web site at www.tva.gov/environment/reports/tellico2/index.htm.

Comments about this project slated for the Tellico Reservoir area should be sent to: Richard L. Toennisson, Tennessee Valley Authority, WE 8C-K, 400 West Summit Hill Drive, Knoxville, Tenn. 37902-1499 or send e-mail to rtoennisson@tva.gov.

	<h1 style="font-family: cursive; font-size: 2em; margin: 0;">fyi from tva</h1>
<h2 style="margin: 0;">Rarity Pointe Community and TVA</h2> <h3 style="margin: 0;">Invite You to Attend an Informational Meeting</h3>	
<p>TVA will hold an informational meeting on April 10 from 5 to 9 p.m. at Loudon High School. Registration will begin at 5 p.m. and presentations will be made at 6:00 and 7:30 p.m. The purpose of this meeting is to obtain public input on the Rarity Pointe draft environmental impact statement (DEIS), which includes the following five alternatives.</p> <ul style="list-style-type: none"> A. No Action — Everything would remain the same as it is now. B. Applicant's Proposal — TVA would modify the Tellico Land Plan and approve the applicant's proposal. C. Partial Land Sale with Mitigation — TVA would modify the Tellico Land Plan and consider a partial sale of TVA land including a 60-acre land exchange with vehicle access across private property to the remaining TVA shoreland. D. Small Golf Course and Marina with No Land Sale — TVA would permit the marina and allow construction of the par-3 golf course adjacent to Lower Jackson Bend, but would not sell TVA land for residential and championship golf course purposes. E. Applicant's Proposal with Mitigation — TVA would approve the applicant's request and allow the sale of TVA land as proposed in alternative (B). Required mitigation would include a 256-acre land exchange to TVA with public road access, an easement across private property for a greenway trail, and the construction of a trail head on TVA land which includes a toilet building, paved parking lot and picnic tables for public use. <p>TVA is interested in receiving comments on the DEIS and the proposed action to affect the environment and to identify any other issues associated with this development proposal. These comments will be used in reaching a decision concerning the proposed action.</p> <p>For more information, contact Spencer Boardman at (865) 632-1550. If you have special needs, please contact Mr. Boardman at the number listed above at least five days prior to the meeting.</p> <p>Informational Meeting Thursday, April 10, 5 to 9 p.m. Loudon High School 1039 Mulberry Street Loudon, TN 37774</p>	
<p>Directions to TVA Public Informational Meeting</p> 